

**20/31 Gladstone Street, Newport, NSW 2106**

**Raine&Horne.**

**Sold Unit**

Tuesday, 6 February 2024

20/31 Gladstone Street, Newport, NSW 2106

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Dom Didio  
0299990800



Sam Bruton  
0416070174

**\$612,500**

This stylish and modern unit in the heart of Newport, boasts one bedroom, one bathroom, and a car space, making it the perfect space for first home buyers, downsizers, and investors. The north-facing location ensures plenty of natural light throughout the day, while the close proximity to public transport, shops, and schools makes it an ideal choice for those seeking convenience. Inside, you'll find a beautifully appointed living space with modern finishes and high-quality fixtures and fittings. The kitchen is equipped with a gas cooktop and plenty of storage and bench space, while the bedroom is spacious and comfortable.

- 1960s art deco block
- Healthy Admin and Capital Works fund (Admin: \$107,467.61, Capital Works: \$186,527.20)
- Annual fire safety statement paid for and issued in March 2023
- Open plan living
- Shared laundry facilities
- Allocated car space
- Built-in wardrobe
- Private & leafy outlook
- New floorboards
- Recently leased at \$440 per week
- Close to Newport Village, city buses, "The Newport" and Newport and Bungan Beach

Rates: Water - \$158.45 per quarter approx. Council - \$382.12 per quarter approx. Strata - \$626.58 per quarter approx.

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