

# 202/1 Scott Street, Newcastle East, NSW 2300

## Unit For Sale

Friday, 3 May 2024

202/1 Scott Street, Newcastle East, NSW 2300

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: Unit



Chasse Ede  
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## Guide \$1,500,000

Indulge in a brilliant seaside lifestyle with beautiful park and ocean views and endless opportunities for fun and relaxation. With the iconic Newcastle beaches and historic landmarks like Fort Scratchley and the 101-year-old Newcastle Ocean Baths just steps away, this modern security apartment offers the perfect blend of city life and coastal vibes. Awaken each day to the sight of the ocean and enjoy a swim in the heated indoor pool or a workout in the complex gym before indulging in a latte or bite to eat at one of the many cafes on your doorstep. As you return home, kick back in your spacious and low-maintenance apartment with its bright open-plan layout. The perfect position of the kitchen provides unbeatable practicality, allowing you to effortlessly whip up delicious meals while staying connected with guests in the nearby alfresco terrace which is surrounded by the sultry breeze of the ocean, and the lush greenery of Parnell Place Park. Maximise your space with the bonus of a second living area. This versatile spot offers many possibilities - transform it into a private study, a fourth bedroom, or a tranquil retreat for relaxation. The 3-bedroom, 2.5-bathroom accommodation offers restful rejuvenation, with the spacious master suite featuring a walk-in robe and private balcony. Having two secure parking spaces in an apartment is a valuable asset. However, with so much to do in the surrounding area, it's an easy decision to leave the car at home. From exploring nearby beaches, to surfing at the famous Cowrie Hole, participating in community events at The Station precinct, enjoying live music and delicious food at Summer Chill at Pacific Park, walking the harbour foreshore, taking a tram to Newcastle interchange, or dining out in a city restaurant, it's a lifestyle choice with endless entertainment options.

- Experience the epitome of city and coastal living in this bright second floor apartment featuring two separate living areas, updated hybrid flooring, and ducted a/c throughout
- Cook up a culinary storm in the sleek Caesarstone kitchen, complete with a gas cooktop, electric oven, and dishwasher
- Retire in comfort to one of three carpeted bedrooms, each fitted with a built-in or walk-in robe and ceiling fan, main with a private balcony and ocean glimpses
- Pamper yourself in the fully tiled master ensuite, boasting a bath, shower, and twin basins
- Stay organized with the full-size laundry, offering ample storage and easy access to the second bathroom, and guest powder room
- Two secure, side-by-side parking spaces and storage cage
- Soak up the park views on the expansive terrace, perfect for alfresco dining & relaxation
- Unwind and rejuvenate at the residents' heated pool, spa, sauna, and gym
- Immerse yourself in the vibrant heart of the city, surrounded by breathtaking beaches, ocean baths, renowned surf spots, historic tourist attractions, bustling cafes, and award-winning restaurants

Internal Living Area: 175 sqm  
External Living Area: 40 sqm  
Total Living Area: 215 sqm  
Outgoings: Water Rates: \$682.2 approx, per annum  
Council Rates: \$1,672 approx. per annum  
Levies as at 1 June 2023 \$7,579.52 per quarter (\$30,318.08 per annum)  
Levies as at 1 June 2024 \$15,015 per quarter (\$60,060 per annum)  
Expected Rental Income: \$1100 - \$1200 Per Week

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