

203/18 Wolfe Street, Newcastle, NSW 2300

Apartment For Sale

Thursday, 16 November 2023

203/18 Wolfe Street, Newcastle, NSW 2300

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Ryan Houston
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\$550,000 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com

In the dynamic heart of inner-city Newcastle, this second floor apartment, in the prestigious Fabric House complex overlooking Lyrique Lane, is sophisticated and central. Meticulously renovated by Durbach Block Jaggers, this building retains its divine 1930s exterior but has imbued with sleek modern style. Bleached blonde timber floors, elegant curved picture windows and modern neutral colours combine to create a coastal city aesthetic. Views to the boutiques and cafes of Lyrique Lane, tropical gardens and other elegant buildings flaunt this apartment's inner urban position and emphasises the village vibe. The uber-modern kitchen features Smeg appliances, sleek cabinetry with an integrated fridge, microwave and dishwasher and stone topped counters. This designer kitchen opens onto the open-plan and light-filled dining and living space, and this area in turn flows to the balcony. A chic bathroom boasts an over-sized shower, backlit vanity, and the master bedroom, with built-in closet and picture window, is the perfect spot for a lazy Sunday lie-in as you watch the world go by. It will take no time for the baristas at Mister Sister to know your coffee order and you are just steps from the divine Oh My Papa for a mid-week modern Asian feast. Meet friends after work for a drink at the QT or head out for cocktails at the fabulous Coal and Cedar New York style speakeasy. All are within a five minute stroll of home.

- Sophisticated one bedroom, one bathroom apartment in the prestigious Fabric House building-
- Uber-contemporary kitchen with integrated Smeg appliances and stone counters
- Open plan kitchen/living/dining with city views and access to balcony
- Generous bathroom with contemporary floor-to-ceiling tiles
- Balcony with power, water and gas outlet for BBQ accessed from bedroom, lounge and dining-

Currently rented for \$460 per week with lease expiring in January 2024-

- Ducted air conditioning and secure intercom entry
- Space saving Euro laundry-
- Low maintenance property for either owner occupier or tenants
- 350m to Queen's Wharf and Newcastle Foreshore, 800m to Newcastle Beach
- 750m to Crystalbrook Kingsley, 800m to Civic Theatre, 900m to Darby St and Newcastle Uni

Outgoings : Water rates - \$765 per annum approx.* Strata rates - \$1,019 per quarter approx.* Council rates - \$1,417 per annum approx.* This property is being sold under the Online Friendly Auction System. An independent strata inspection report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits.

Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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