

# 242 Sandgate Road, Birmingham Gardens, NSW 2287



## House For Sale

Wednesday, 22 November 2023

242 Sandgate Road, Birmingham Gardens, NSW 2287

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 550 m2

Type: House



Joel Osborn  
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Liam Osborn  
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## Market Preview

Set on 550m<sup>2</sup>, this three-bedroom home will appeal to a range of different buyers that are willing to unlock the potential with a few well-planned improvements. Centrally located and just a short stroll to the shops, public transport, sporting fields and the Newcastle University, makes it a must see. Key features include:- Main lounge room features a reverse cycle air conditioner and two ceiling fans.- Two good size bedrooms which include built-in robes.- The third bedroom has a ceiling fan and box air conditioner.- The kitchen features an electric stove, ceiling fan and opens to the dining room.- Carpet in all bedrooms.- Tiled bathroom has a shower, bath, and vanity.- Separate toilet.- Good size laundry.- Sunroom at the back of the home has an elevated view of the backyard.- Single garage with a carport.- Large backyard with good access. Call us today to arrange an inspection. Approximate travel time Newcastle Beach (30 minutes) Newcastle Airport (26 minutes). Newcastle University (5 minutes). Sydney (2 hours). Block size: 550m<sup>2</sup>. Council rates \$479.43 per quarter. Water rates \$206.35 per quarter + usage. Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".