

26 Timmins Street, Birmingham Gardens, NSW 2287

House For Sale

Friday, 10 May 2024

26 Timmins Street, Birmingham Gardens, NSW 2287

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 777 m2

Type: House



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Guide \$640,000 - \$700,000

Step into the past with this three-bedroom home, first time offered since its construction over 60 years ago. Rich with cherished memories and the echoes of a family's past, this home awaits its next chapter. Perfect for visionaries, the property offers endless possibilities, from major renovations to an extension into the north-facing yard. Positioned on a substantial 777 sqm block with dual frontage to Sandgate Road, the space invites you to dream big. Consider adding a second dwelling (STCA), as the neighbours have, to truly maximise your investment in this prime location. Situated a 15-minute stroll or three minute drive from the University of Newcastle, this residence holds undeniable appeal. Its strategic location provides swift access to town-bound buses and the bustling Jesmond Central shopping hub, making it an ideal investment opportunity. The impending opening of the Newcastle Inner City Bypass will benefit this location enormously.

- Dual level brick, weatherboard and tile home on 777 sqm block, north facing backyard
- Approx. block dimensions of 13.87m / 17.45m X 51.16m / 61.77m, zoned R2
- Dual street access from Sandgate Road into 10m x 5m garage and workshop
- Adjoining lounge and dining rooms with large picture windows capturing district views
- Timber kitchen with electric cooktop, under bench oven, breakfast nook
- Three robed bedrooms, one with built-in window seat
- Vintage pink and black bathroom with bathtub, shower and separate w/c
- Three room utility space under the home, ideal as teen retreat, quiet study/office, storage
- Our Lady of Victories Primary – 1.3km, Shortland Public School – 2km, Callaghan College Jesmond – 2.1km
- Enjoy an easy round of golf at Shortland Waters just 1600m away
- 13km/20mins to Newcastle CBD, 9.6km/15mins to M1 and Hunter Expressway

Outgoings: Council Rates: \$1,736 approx. per annum
Water Rates: \$915.72 approx. per annum

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