

**28 Delprat Avenue, Beresfield, NSW 2322**

**House For Sale**

Sunday, 10 March 2024

28 Delprat Avenue, Beresfield, NSW 2322

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Rob McCorriston  
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## SELLING \$550,000 - \$580,000

Looking for an entry level home that's perfect to renovate or maybe your after a great size, flat block with great street appeal to build your dream home? (STCA)Welcome to 28 Delprat Avenue, Beresfield.Situated on a flat 645sqm block with 15m frontage and based in a convenient position to shops, schools and transport, this blank canvas is perfect for those wanting to build brand new or utilise the R2 zoning with potential for a duplex, units (STCA) or add value by way of a partial or complete renovation and add on a granny flat (STCA).Situated within a 6 minute walk to Beresfield shopping precinct, a 10 minute walk to Beresfield train station, 25 minutes' drive to Newcastle CBD, 5 minutes to M1 Motorway and 15 minutes to Stockland Greenhills this 3 bedroom Clad and iron home is ideal for the all buyer groups including the first home buyer, investor, developer, handyman or builder.Features Include:- 3 great size bedrooms - Separate lounge and dining areas (Split system AC in lounge room)- Original kitchen with free standing electric oven and storage - Combined bathroom & laundry (shower toilet and separate WC)- Flat level block perfect for a granny flat (STCA)- Double carport - Great sized rear yard- Great street appealRental Valuation and Contract available to all interested parties (Information Pack)Contact Rob McCorriston I 0406 121 166 I rob@dowlingnewcastlehunter.com.au for further information.Outgoings Include:- Council Rates - \$1,800.00 P/A Approx.- Water Rates - \$250.00 P/C + Usage Approx.Disclaimer:All information contained herein is gathered from sources we deem reliable. Nonetheless, we cannot guarantee the information's accuracy and act as a messenger only in passing on information. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the owner's request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.