

**3/18 Naughton Avenue, Birmingham Gardens, NSW
2287**



Townhouse For Sale

Saturday, 25 November 2023

3/18 Naughton Avenue, Birmingham Gardens, NSW 2287

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: Townhouse



Roger Ingham
0419267426



Liliana Innocente
0401280576

Guide \$650,000

This rare four bedroom townhouse is a ready-made investment with tenants on lease yielding a substantial \$842 per week. Built 2014 it features all the modern conveniences you would expect including air-conditioning, the convenience of a bathroom upstairs and down, and a low maintenance courtyard for alfresco enjoyment. A clever garage conversion enhances the property's versatility, offering a flexible utility space that can effortlessly be repurposed should you prefer secure parking for your vehicle. Situated a mere 10-minute stroll 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.- Boutique complex of just six townhomes completed 2014- Air-conditioned open plan living with tiled floors and outdoor flow to courtyard- Modern kitchen with gas cooktop, electric oven- Laundry room with second shower and w/c- Four robed bedrooms on upper level share full size main bathroom- Single garage with internal access currently configured as versatile utility room- 1400m to Heaton Public School and Callaghan College- 5km to John Hunter Hospital, 9km to Newcastle CBD, 10km to M1/Hunter Expressway- Council rates are approx. \$1471 per year- Strata rates are approx. \$2080 per yearDisclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.