

3/72 Union Street, Tighes Hill, NSW 2297

Sold Townhouse

Wednesday, 31 January 2024

3/72 Union Street, Tighes Hill, NSW 2297

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 124 m2

Type: Townhouse



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\$1,011,000

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

Down a secluded path bordered by lush greenery, in the heart of the tightly-held Tighes Hill community, a distinctive townhome awaits. A residence like no other, presenting outstanding family living, enchanting gardens, and an exclusive commercial prospect. As you enter through a private courtyard garden, discover a tranquil spot to unwind in the mornings or to maintain a well kept garden. Enter the purposefully zoned commercial space of this residence and envision the possibilities whether it's a home-based enterprise, a well-appointed office, or a personalized fitness studio. An adjoining powder room and concealed laundry offer added amenity. Making your way up carpeted stairs to explore a townhome featuring generously proportioned rooms meticulously crafted for style, comfort, and functionality. The open floorplan fosters a warm and welcoming atmosphere, including a central living and dining area perfect for quality family moments. The hub of this space, the sleek contemporary kitchen boasts Caesarstone benchtops and an abundant amount of storage. Expansive windows imbue the interior with natural light, amplifying the sense of spaciousness. Opening onto the elevated northeast-facing balcony, glass doors unveil an oversized covered alfresco space with a leafy view of treetops, belying its inner-city locale. Three spacious bedrooms feature fans, ducted air-conditioning, and built-in robes. The master retreat, privately situated, features a dressing area and an elegant ensuite with a floating vanity and a walk-in shower. The main bathroom is equally impressive, featuring a full-length bath with a shower overhead and ample storage. Tighes Hill is in unprecedented demand for those looking for a relaxed lifestyle close to Newcastle's vibrant center. Highly sought after by young couples and families due to its variety of recreational attractions whether you relish long days at the nearby beaches, soaking up the nightlife, or exploring the endless waterways and parks you can easily reach the city by bike or on foot. Islington Park and the Mayfield Swimming Centre are close by, as are a range of eclectic eateries on Beaumont Street, in Carrington, and Wickham. Closer to home, Tighes Hill Public School is just around the corner, as are two Tighes Hill institutions; Praise Joe and Bar Sole. The Apple a Day grocer provides fresh produce and artisanal goods. For the full set of grocery items, Coles, Woolies, and Aldi are situated a short drive away. This location is well serviced by regular public transport and with its proximity to feeder roads, commuters will appreciate the easy access to major arterial routes. Offering the perfect blend of space, comfort, security, and convenience, this divine townhome is ideal for those seeking a well-appointed and strategically located residence. Don't miss the opportunity to become a part of this vibrant community!

Features include:

- Spacious contemporary 5 Year Old Townhome in tightly-held boutique complex 'Abode Terraces' of 14 residences and 3 shops.
- 100% Wool bremworth carpet, Bamboo flooring and Italian feature tiles to bathrooms,
- Sustainability features include;
- Solar panel system (15) to reduce reliance on grid and reduce power bills,
- Rainwater tank under car park provides grey water for garden and laundry (use in laundry is optional)
- Energy efficient lighting and fittings throughout the home.
- Ground floor space zoned 'adaptable commercial' meaning it can be used for a small business. A flexible space that can also be for example; a home office, yoga space or second living space.
- NBN fibre to premise
- Home Automation system including: Wifi extender to first floor, Ipad with Launchport wall charger in Living room, Door Bird doorbell, NessD8x alarm system, Sonos sound system.
- Desirable North-East orientation
- Intercom access via private pedestrian entry from Union Street.
- Contemporary Kitchen with Caesarstone benchtops with waterfall edge, Quartz composite double bowl undermount sink, Siemens dishwasher, stainless steel appliances, ducted range-hood, ample bench space and storage.
- Ducted air-conditioning and ceiling fans.
- Gas bayonet to balcony and living space.
- Ample storage including; built-in robes to all bedrooms, large under stair storage, linen cupboard and separate 2.69m³ secure storage cage.
- Secure undercover car space with automatic gate. Shared use of visitor car spaces (x2).

Outgoings: Council rates - \$1,596 per annum approx.* Water rates - \$787 per annum approx.* Strata rates - \$3,965 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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