

# 3 Albert Street, Edgeworth, NSW 2285

## House For Sale

Wednesday, 14 February 2024

3 Albert Street, Edgeworth, NSW 2285

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 448 m2

Type: House



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## Friendly Auction \$575,000

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Set on a 448.9sqm block and positioned in a cul-de-sac location of Edgeworth, this three-bedroom home provides a fantastic opportunity for keen renovators, first home purchasers and investors alike. While the home does require some TLC, envision the transformation and opportunity to create something special. Don't miss your chance to make this home your own and capitalise on its promising future. Upon entry from the sun-filled front porch, 3 Albert Street is made up of an open plan kitchen, living and dining area complete with timber floorboards. Off the kitchen are two sizeable bedrooms, the master featuring a wall length built-in wardrobe. Adjacent to the dining room is a third bedroom, or additional living area which further leads to the large bathroom and laundry area which make up the remainder of the floor plan. Situated in the ever-popular suburb of Edgeworth, you have access to Edgeworth Town Square, Stockland Glendale Shopping Centre and schools all within easy reach. The property is just a short distance from the M1 Motorway and Hunter Expressway as well as being 30 minutes from the Newcastle CBD and 20 minutes from Lake Macquarie. Well positioned and central to all conveniences, 3 Albert Street holds great potential for those seeking a renovation. It's also ideal for those looking to enter the property market at an affordable price point and are willing to make further improvements and enjoy the benefits.

- Single level home positioned on a 448.9sqm block
- Modernized kitchen with island bench, stone countertops, gas cooking and Bosch appliances including microwave and oven
- Timber floorboards feature in the open plan living area and bedrooms one and two
- Gas outlet in open plan living area
- Two good-sized bedrooms (master has built-in wardrobe) with timber floorboards and downlights
- Third bedroom with carpet, air-conditioning and storage cupboards (optional secondary living area)
- Additional room adjacent to the front bedrooms, ideal for an ensuite
- Sizeable bathroom with separate bathtub, shower and separate WC
- Large laundry area with storage cupboards
- Expansive front garden and off-street parking
- Flat backyard with a combination of grassed and paved areas and two garden sheds
- Outdoor undercover area overlooks the backyard

Outgoings: Council rates - \$1,911 per annum approx.\* Water rates - \$768 per annum approx.\* This property is being sold under the Online Friendly Auction System. An independent pest & building 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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