

**35 Albert Street, Wickham, NSW 2293**

daltonpartners

**House For Sale**

Wednesday, 29 November 2023

35 Albert Street, Wickham, NSW 2293

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 114 m2**

**Type: House**



Andrew McGavin  
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## Price Guide \$650,000

Step into a lifestyle of unparalleled convenience with this move-in ready one-bedroom gem! Nestled in the highly sought-after Wickham, this semi-detached residence offers not just a home, but a gateway to an extraordinary lifestyle. This comfortable one-bedder represents an affordable introduction to home ownership or to add to your investment portfolio. Semi-detached, well presented, with a sunny northern courtyard, this property offers an ideal alternative to apartment living. The generous living room with bi-fold doors linking to the bedroom allows opportunities for flexible room configuration. The good-sized kitchen is equipped with a gas hob, ample storage and space for dining. A tidy shower bathroom integrated with a laundry area provides practicality but could be reconfigured to offer even more living space. As if that weren't enough, the residence also features a freestanding studio/office with ladder access to a loft, allowing a versatile space for work from home, creative pursuits, home gym or other leisure activities. The adjacent storage shed provides more storage opportunities. Access from the house is via the rear courtyard. Just imagine the possibilities! What truly sets this property apart is its enviable location. Located in high demand Wickham and positioned footsteps from Wickham Park and its community garden, the waterfront and Beaumont Street, this address allows you to simply step off the front verandah and stroll to top-notch restaurants, hip cafes, iconic pubs, and the Newcastle Interchange. \* Best value home in the suburb with a guide of \$650,000 \* Easy maintenance tiled floor in living areas \* Carpeted bedroom \* Good-sized eat in kitchen with ample storage \* Tidy shower bathroom/ laundry \* Freestanding shed and studio/office with ladder access to loft \* Rear courtyard and front verandah provide outdoor escapes \* Walk to a thriving local food scene, including one-hatted Flotilla \* Easy ride into the CBD and city beaches via the nearby cycle-way

Council Rates: \$2,023 PA approx Water Rates: \$908 PA approx