

401/58A Bolton Street, Newcastle, NSW 2300

Unit For Sale

Friday, 15 March 2024

401/58A Bolton Street, Newcastle, NSW 2300

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 254 m2

Type: Unit



Nathan Hunter
0249260600



Chasse Ede
0240814702

\$2,300,000 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Indulge in the epitome of urban luxury and privacy with direct lift access into this sophisticated 'Parque' penthouse, exuding a New York vibe. Designed by architect Kevin Snell, this top-tier residence redefines elegance, boasting house-size proportions, and exquisite details. With captivating views of the city skyline and glimpses of the harbour every moment spent in this residence is a testament to refined living at its finest. Step into an inviting foyer that sets the tone for elegant living and entertaining in this free-flowing apartment. Anchoring the two separate living areas, the upgraded kitchen, adorned with gleaming Miele appliances and ample cabinetry, is a culinary haven designed for seamless hosting. As you step out onto the two large alfresco terraces, you will be positioned to capture both morning and afternoon sun. With partial enclosures and adjustable louvres ensuring privacy and weather control, alfresco dining becomes effortless here. Discover three meticulously designed bedrooms that offer residents and guests a luxurious retreat, each with its own access to one of the terraces. The master bedroom occupies a serene corner of the residence and boasts an updated walk-through robe leading to an expansive ensuite, complete with a freestanding bath and double vanity—a true haven of relaxation. Adding to the allure of this inner-city gem are three secure parking spaces and the convenience of a storage cage, ensuring both practicality and indulgence for discerning urban dwellers. Parque translates to 'playground' in Spanish and what a tempting playground this is. The complex is cocooned in beautiful, established gardens with areas to relax and socialise with your guests or new neighbours. Stroll around the corner to Bolton Street Pantry for your morning coffee, enjoy lunch or dinner at an array of cafes and restaurants, grab your towel and swimmers and run to Newcastle beach, jump on the light rail to the west end, or walk along the harbour foreshore to Honeysuckle. Do an easy grocery run to nearby Woolies Metro or enjoy cocktails with a view at the QT. This is a prestigious and dynamic east side location with a top-shelf apartment to match. **??**Private garden setting at the rear of the complex with lift access into the apartment**??**Two elegant and spacious living areas featuring timber floors, 5-zone ducted a/c, a new electric fire and large ceiling fan in the family room, updated ceiling fans throughout**??**Spacious kitchen featuring Caesarstone benchtops, dishwasher, Miele 900mm oven and gas cooktop, Zip tap for hot/cold/sparkling water, pull out pantry**??**Enclosed SW facing terrace with louvres for shade control accessed off two bedrooms and formal lounge room**??**NE facing second terrace accessed off family and dining room, and main bedroom captures city skyline and glimpses of harbour views**??**Master bedroom features upgraded walk-through robe and oversized ensuite with freestanding bath, frameless glass shower and double vanity**??**New study desk in one of the other bedrooms**??**Main bathroom with oversized shower featuring a rainfall head**??**Electric blinds and upgraded curtains throughout, freshly painted**??**Highly secure complex with CCTV**??**Secure parking for three vehicles and storage cage, access to power for an EV charger**??**Double glazed soundproof windows and doors**??**On the doorstep of the new Nihon University**??**700m from the harbour foreshore and Honeysuckle, 400m to Newcastle Beach**Outgoings:**Council Rates: \$1,884 approx. per annum**Water Rates:** \$753.3 approx. per annum**Strata Rates:** \$3735.30 per quarter**Expected Rental Income:** \$1,150 - \$1,250 per week This property is being sold under the On-site Friendly Auction System. An independent strata 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: see each report for details. 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. 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**All inspection attendees will have to answer a health and safety survey to qualify for the inspection of the property**Disclaimer:** All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate

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