

# 406/35 Shortland Esplanade, Newcastle East, NSW 2300

Street Property.

## Sold Apartment

Friday, 29 September 2023

406/35 Shortland Esplanade, Newcastle East, NSW 2300

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 161 m<sup>2</sup>

Type: Apartment



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**\$1,950,000**

Rising above Newcastle Beach directly opposite the canoe pool, this 'Azura' apartment delivers the beachfront dream. Immersed in spectacular ocean and sand vistas at the front, and harbour views at the rear, you can savour the coastal beauty from the comfort of your own home. Check the surf conditions from your balcony each morning, and as the day unfolds, watch dolphins frolic in the waves, marvel at whales breaching on their migratory journeys, and witness the ships sailing into port. This luminously light-filled residence truly offers a front-row seat to the mesmerising symphony of nature and human activity on the stunning Newcastle coastline. Effortlessly embracing a relaxed and inviting lifestyle, this apartment offers a delightful retreat. Two generously sized bedrooms are served by two fully tiled bathrooms. At the core of the home, a kitchen beckons, while an ocean-view living space opens to a breezy verandah. Adjacent, a harbour-view dining area spills onto a second verandah. The property further boasts two secure parking spots with handy cage storage, a spacious laundry room, and the added luxury of a 25-meter heated lap pool and a spa, perfect for year-round enjoyment. Join the lucky few who get to have the beach as their playground with seaside dining, bars, and invigorating coastal strolls all on your doorstep. - Fourth floor apartment with secure entry and lift access - Two side by side secure parking spaces with full width storage cage - Light-filled open plan living connects to ocean & beach view balcony via floor to ceiling glass sliding doors - Granite kitchen with gas cooktop, electric oven, dishwasher, walk-in pantry - Dining room or second living space on northern side overlooks Azura's lap pool and is backdropped by ocean, harbour and Stockton views - Master bedroom with built-in robe, shower ensuite and balcony access - Second bedroom with built-in robe served by full-size main bathroom - For coffee, eats, treats and drinks stroll to Liquid Gold, Estabar, Noah's, East End Ice Creamery, Scotties Potential Rental Return: \*\$1,100 - \$1,200 per week Council Rates: \*\$1,750 pa Water Rates: \*\$760 pa + usage Strata Levies: \*\$3,792 pq \*Approximates only Auction on site Saturday 28th October at 1:30pm (if not sold prior). **DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.