

# 409/4 Honeysuckle Drive, Newcastle, NSW 2300

## Apartment For Sale

Friday, 19 January 2024

409/4 Honeysuckle Drive, Newcastle, NSW 2300

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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## Friendly Auction \$460,000 - \$506,000

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Experience coastal inner-city living at its best in this light-filled retreat on the fourth floor of the Lee Wharf West building. Ideally situated within the Honeysuckle precinct with fabulous restaurants and eateries just a few steps away, this apartment boasts the ultimate location. Inside, revel in the harmonious fusion of contemporary design and comfort in the combined living and dining area with study nook. Here, an abundance of windows infuses the space with natural light and showcases pleasant city views. Step onto the balcony, which adds another dimension of light. From this space you can savour moments of relaxation with your preferred refreshment as you watch the clouds drift across the sky. Then turn to the well-proportioned bedroom with roomy built-in robe and pause a moment to take in the stunning harbour views from its generous expanse of windows. Delightful vistas of the sparkling blue harbour are on offer here, peppered with sailboats and a line-up of Newcastle's iconic tug boats – an ever-changing seascape. A combination of soothing neutral décor and contemporary flooring imparts a luxurious ambience to this abode. The sleek kitchen is well-equipped for your culinary needs and the modern bathroom is fully tiled with a walk-in shower. A split system air-conditioner ensures year-round climate comfort, and a Euro laundry adds further convenience. Lift access and secure entry provide enhanced accessibility and added security. With the bustling Honeysuckle precinct on your doorstep, this apartment offers an unmatched urban lifestyle - perfect for singles and couples alike. Beachgoers will appreciate the easy access to Newcastle's fabulous shoreline via the light rail or bike paths. The proximity to the hip bars, clubs, shows, and eclectic restaurants that make up this vibrant city mean night owls will find this location ideal. The easy access to the Interchange via the nearby light rail will also suit commuters and travellers. Want to experience the best of Honeysuckle? We invite you to come and see how you can live your best life today. Features include: - Luxurious apartment in a stylish contemporary building in the heart of Honeysuckle. - Well-proportioned double bedroom with built in robes and iconic harbour views. - Airy open plan living area with study nook, air-conditioned, with an expanse of windows infusing the apartment with natural light and showcasing charming city views. - Sleek kitchen with stainless steel appliances. - All-weather balcony for alfresco meals and relaxation. - Modern tiled bathroom and convenient Euro laundry. - Secure building with convenient lift access. - Perfectly positioned within steps of the light rail, Newcastle's fabulous beaches, hip cafes, and eclectic restaurants. Outgoings : Council rates - \$1,484 per annum approx.\* Strata rates - \$842 per quarter approx.\* Water rates - \$753 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 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 is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.