

# 42 Abbott Street, Wallsend, NSW 2287



## House For Sale

Saturday, 15 June 2024

42 Abbott Street, Wallsend, NSW 2287

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## Contact Agent

Providing an outstanding first buy or portfolio addition in a central suburb, this comfortable home is designed for the easiest of lifestyles. Placed upon a level parcel and accessed via Peters Avenue into to a deep 5 x 12.7m garage with workshop, it is neat-as-a-pin indoors and out and surrounded by infrastructure, including major shopping hubs, leafy parklands and the university, to name a few. Arranged over a single level and modernised with contemporary colours on the walls, plantation shutters on the windows and an updated kitchen, its three bedroom layout also includes ducted air conditioning to keep life comfortable. A premium has been placed on outdoor living with the deck transformed into the ultimate entertaining area, fitted with an outdoor kitchen, a combustion fire, a ceiling fan and connections for a TV. Enhancing this property is its location in a super-central pocket of Wallsend. This well-connected address is smack-bang between Jesmond CBD and Wallsend CBD, with both a mere 1300m away, offering quick access to pubs and clubs, modern shopping centres, a Bunnings, schools, cafes and city-link roads. - Weatherboard and tile home with neatly landscaped grounds front and rear - Spacious internal living room plus a superb all-season outdoor living area - Stylish kitchen featuring sparkling s/steel appliances, including dishwasher - Three large bedrooms, two with a robe and ceiling fan, plus a rear sunroom - Neat bathroom with a shower and bath, separate toilet, internal laundry - Sunny north-facing backyard, fully fenced for children and pets to enjoy - Access via Peter Avenue to a deep tandem garage and workshop - Within 15 minutes of Lake Macquarie or 20 minutes of Newcastle CBD - Rental appraisal estimate: \$600 - \$660 per week approx Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.