

# 43 Moore Street, Birmingham Gardens, NSW 2287



## House For Sale

Thursday, 18 April 2024

43 Moore Street, Birmingham Gardens, NSW 2287

**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 1**

**Area: 676 m2**

**Type: House**



Allen Reece  
0409814400

## **\$700,000 to \$750,000**

Investors take note, positioned within a short walk to Newcastle University is this seven bedroom home with two bathrooms on a 676m<sup>2</sup> block of land. This home has been rented to university students for many years, the property is tired and ready for a tidy up. With some effort you could improve its appearance, making it sought after share accommodation for University students. Presently the property rental potential is \$885 per week and with improvements rental return could be increased by 30%. Demand for accommodation in the area continues to increase. This weatherboard and tile home is set in a high position with a large front porch and OSP. Six bedrooms are clustered together with a central bathroom plus extra WC available. The seventh bedroom is downstairs where there is the second bathroom with another WC. Access to the yard area is from the back deck which with its high set position enjoys distant views. Further development possibilities. For more information call Allen Reece on 0409 814 400 or email the team at [sales@reecerealty.com.au](mailto:sales@reecerealty.com.au).