

45 Patricia Avenue, Charlestown, NSW 2290

House For Sale

Tuesday, 6 February 2024

45 Patricia Avenue, Charlestown, NSW 2290

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 873 m2

Type: House



Luke Wilson
0240381444



Blake Webster
0240381444

Price Guide On Request

This solid and ultra-spacious dual level residence is already approved as a dual occupancy providing independent, self-contained accommodation under the one roofline for two households. Brimming with buyer appeal, the four bedroom, three bathroom home, and two bedroom flat is deal for families seeking flexibility, investors wanting to maximise their returns, or a buyer considering living in the home and renting the flat (or vice-versa). Positioned on a generous 872.6sqm block featuring a large backyard, double garage, and access to storage underneath the home, investors can reap the rewards of a dual income investment currently returning a combined \$1240 per week when fully leased. Large or multi-generational families will love the versatility to live together, separately. The benefits of this address are endless. Little more than 300m to Charlestown Square you literally have shopping, dining, and entertainment on your doorstep. The school drop off is effortless with Charlestown South Public at the end of the street, while you can be on the city bypass in under three minutes for an easy commute to John Hunter Hospital and the University of Newcastle. Fancy a day at the beach or a night in the city? No sweat! Be on the sands at Redhead or living it up in town in under 15 minutes. Then you have Lake Macquarie nearby where water sports, uncrowded coves, foreshore parks, and waterfront dining and shopping await.- Dual level brick and tile home currently configured as 4-bed, 3-bath home and 2-bed, 1-bath flat – council approved as dual occupancy- Large rumpus, third bathroom and internal access from double garage on ground floor- Bright lounge room, open plan kitchen/dining connecting to east facing balcony- All four bedrooms upstairs with built-in robes and ceiling fans, main with a/c- Renovated main three-way bathroom, master ensuite- Two bedroom flat with air-conditioned lounge, timber kitchen, bathroom with shower over bath- Current tenant upstairs would love to stay on returning \$790pw, flat currently vacant, previously rented for \$450pw* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.