

# 482 Glebe Road, Adamstown, NSW 2289



## Sold House

Wednesday, 8 May 2024

482 Glebe Road, Adamstown, NSW 2289

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 8**

**Area: 657 m2**

**Type: House**



Luke Murdoch

**\$1,100,000**

Unlock the potential of this unique real estate prospect, boasting dual street frontages and a myriad of possibilities. Perfect for homeowners seeking additional space for family or extra income, this property features a main residence, currently set up as an Osteopathic and Psychology practice, complemented by a modern one-bedroom granny flat. Health professionals or other business owners will find value in the established premises, complete with parking for eight vehicles. Investors will appreciate the dual income capabilities, ensuring a lucrative return. Set on a 657sqm block with R2 zoning and beautiful established gardens, the dual street frontages may also inspire future development. This part of Adamstown, just 220m from the popular Adamstown Bowling Club, has recently undergone a transformation with the unveiling of a brand new park and playground, and the opening of Local Customs, a bright chilled out space for coffee and dining.- North to rear block with approx. dimensions of 13.31m / 12.8m X 50.29m / 53.92m- Second access from Popran Lane offering off-street parking for up to 8 vehicles- Currently configured as a waiting room and four consulting rooms all with air-conditioning, plus a kitchenette, two toilets and laundry- Separately metered (for electricity only) one bed granny flat with a/c, full kitchen, bathroom & deck- Wonderfully private, lush established gardens- 500m - Merewether Golf Club, 700m - Newcastle Racecourse, 1300m - Adamstown Station, 2.4km - The Junction, 3.7km - Merewether Beach & Newcastle Interchange- Any changes to the property's current configuration or future development is subject to council approvalDisclaimer: 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.