

**5/113 Albert Street, Islington, NSW 2296**



**Townhouse For Sale**

Saturday, 10 February 2024

5/113 Albert Street, Islington, NSW 2296

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 166 m2**

**Type: Townhouse**



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## **Auction - Unless Sold Prior**

Ready for a modern home and inner-city lifestyle without the hassle of high maintenance? In the beating heart of Islington, this desirable tri-level townhouse is designed for easy entertaining and restorative relaxation. Positioned within a modern collection of 8 architecturally designed abodes – the interiors shine with subtle style and sophistication. Classic floating timber floors adorn the seamless open plan living and dining zone, complementing a contemporary kitchen with stainless steel appliances and a large water-fall-end island bench. Flowing out to a full-width patio, it's a perfect spot for outdoor dining or a chilled refreshment with friends. Three bedrooms also feature across two of the levels, zoned for privacy and flexibility. Retreat in comfort to the upper level master suite and additional double bedroom, each with mirrored built-ins and private ensuites. A third ground floor bedroom is ideally situated for guest accommodation or multi-generational living with separate bathroom and exterior access. A handy study nook downstairs (plus full study upstairs) offers ample flexibility to work from home, and there's a powder room for guests. Nestled in one of Newcastle's most vibrant suburbs and with a "walk everywhere" lifestyle, you'll love being footsteps from bustling Beaumont Street as well as central to other local cafes, shops and amenities. Hawkins Oval and Wickham Park are across the road, plus ample public transport is close, including the Newcastle Interchange. Seize this exciting opportunity to embrace the freedom and inner-city lifestyle this property promises. Arrange your inspection today. - Sparkling modern tri-level townhouse in desirable inner-city Islington - Contemporary kitchen with large water-fall-end island bench, stainless steel appliances- Spacious and open plan, with the first floor living and dining zone flowing out to the alfresco patio - Three bedrooms in two separate zones: upper floor hosts the master plus double bedroom, each with private ensuites, mirrored robes- 3rd bedroom and bathroom on the ground level – perfect for guests or multi-generational living - Study nook, lock-up garage, ducted air-conditioning, ceiling fans - Floating timber flooring to living zones, plush carpets to bedrooms- Outgoings: Strata rates \$3,043.00 pa approx Council Rates; \$1,665.00 pa approx. Water Rates; \$1,265.00 pa + usage approx- Lease potential \$870.00 - \$900.00 pw