

5 and 5a Pebblestone Street, Fletcher, NSW 2287

House For Sale

Tuesday, 11 June 2024

CENTURY 21.
Novocastrian

5 and 5a Pebblestone Street, Fletcher, NSW 2287

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 637 m2

Type: House



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Preview

Situated in the Highland County Estate, this property is not just a home; it's an investment opportunity to start or grow your property portfolio. Offering an exceptional dual key setup, it presents two residences under one roof, making it an ideal choice whether you're a savvy investor or seeking a smart living arrangement with additional income, this property promises lucrative returns and convenience at every turn.

5 PEBBLESTONE The main residence features four spacious bedrooms with built-in wardrobes and two modern bathrooms, providing ample space and comfort. Its kitchen complements the open-plan living, equipped with modern appliances for seamless meal preparation. Convenience is key with an auto lockup single-car garage, ensuring security and ease of access. Plus, with its secure yard and high fences, it's the perfect haven for your children and furry friends to run around. Anticipate a rental return of \$650 per week, offering a steady stream of income for investors.

5A PEBBLESTONE Adjacent to the main residence, discover modern living in this stylish dwelling featuring an open-plan design that seamlessly connects the living space to a covered patio and a low-maintenance backyard. Essentials include two bedrooms with built-in robes and ceiling fans, a kitchen equipped with electric cooking and a dishwasher, a split-system air conditioner in the living area, and a combined bathroom and laundry. Enjoy the convenience of a fully enclosed rear yard and a single lock-up garage with remote entry. The property's convenient location near Fletcher Village, playgrounds, and essential amenities ensures that daily errands are easily accomplished. Additionally, the Hunter Expressway is only a 10-minute drive away, making commuting effortless.

Investment Highlights:

- * Median House Sale Price: \$980,000, reflecting the area's desirability.
- * Median Rent Value: \$700, offering attractive rental opportunities for investors.
- * Strong Growth: Over the last 12 months, Fletcher has experienced a remarkable growth rate of 12.3%, demonstrating its resilience and potential for investment returns.
- * Long-Term Growth: Over the last 5 years, Fletcher has seen substantial growth, with an impressive increase of 63.3%, indicating its long-term viability as a property investment destination.
- * Market Activity: Homes in Fletcher are in high demand, spending an average of 25 days on the market, a testament to the area's appeal and strong market activity.

This property offers an excellent income stream with an estimated weekly rental return of \$1,200.00. Don't let this opportunity slip away. Arrange your inspection today.

Zoning: R2 Low Density Residential
Land Area: 637sqm approx
Council: Newcastle
Land Rates: \$2117pa approx
Water Rates: \$819pa approx

'PREVIEW' This means the property has just been listed and is in the first weeks of marketing. If you inspect the home, you will be amongst the first buyers to view the property. The sellers have not yet formally set a price for the property as they want to obtain feedback from the market prior to promoting a price. Century 21 will provide you with information on recently sold properties in the area whilst the property is being promoted for sale by Preview. You can definitely buy a property during the 'Preview' promotion, there is no barrier to making an offer to purchase the property. The seller can accept an offer at any time. We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos maybe digitally edited and include virtual furniture.