

**50 Victoria Street, Teralba, NSW 2284**

**Avery**

**Sold House**

Thursday, 21 September 2023

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**Bedrooms: 4**

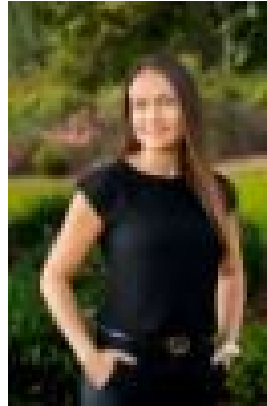
**Bathrooms: 2**

**Area: 461 m2**

**Type: House**



Craig Avery  
0249591677



Charlotte Nelmes  
0413922256

**\$660,000**

This unique property presents an opportunity to derive a second income through renting out one of the two self-contained 2 bedroom flats whilst living in the other. Alternatively, a savvy investor could have two rental incomes from the same property. With a total living area of 146sqm the home comprises on each floor: 2 bedrooms with built-ins, a full kitchen, a bathroom and laundry, dining and living areas. Both levels have independent entries, with the first floor enjoying a large covered balcony with leafy views. This is a lovely private and quiet location adjacent to a nature reserve, yet close to Newcastle with easy access to the railway station for commuting. Features; - Attractive cedar home - Northerly sunny aspect - 2 bedroom accommodation on ground level and first floor - Lovely covered balcony on first floor with leafy views - Air conditioning on first floor - Ceiling fans throughout, split system A/C upstairs - Security screens - Separate electricity meters for each level - Easy-care fenced block - Garden shed - Storage room or play cubby - Adjacent to nature reserve - Quiet street Location; - 10 min drive to Warners Bay shops, restaurants and cafes - 10 min to Toronto shops, restaurants and cafes - 1.7 km from train station - 30 min to heart of Newcastle - 40 min to the Hunter Vineyards - 80 min to Sydney via M1 Avery Property Professionals are proud to present this home to the market. Please contact Craig Avery & Charlotte Nelmes today to secure your inspection. Disclaimer: 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.