

507/67 Watt Street, Newcastle, NSW 2300

Unit For Sale

Thursday, 4 April 2024

507/67 Watt Street, Newcastle, NSW 2300

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 79 m2

Type: Unit



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Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com

The epitome of the seaside-city lifestyle is on offer right here at the 'Arvia' complex where the only decision you will need to make each morning is whether you indulge an ocean swim or surf, or an invigorating walk along the harbour foreshore – both options are right there on your doorstep. Afterwards, grab your brekkie at Estabar, Liquid Gold or the Beach Kiosk – seriously, could there be any better way to start your day? This two bedroom sanctuary has been carefully designed to cater to the discerning executive or busy couple seeking comfort and style, or the savvy investor looking for excellent returns as either a short or long term rental. Simple in its design with a bright open plan living space, stone-topped kitchen, and study nook; floor to ceiling glass sliders open to an alfresco balcony that perfectly frame northerly views taking in the city and a slice of the harbour across to Stockton. Leave the car in the secure basement and enjoy the supreme centrality of 'Arvia,' with the city literally around the corner. Nearby, King Edward Park offers the perfect setting for impromptu picnics under the rotunda. For all your daily essentials, Woolies Metro and Marketown Shopping Centre are just minutes away.

- Arvia is nestled in the heart of the city mere footsteps to Newcastle beach, harbour foreshore, and Pacific Park tram stop to the Newcastle Interchange
- Secure video entry, lift access and basement parking with storage cage
- Open plan living with a/c and study nook flows out to a north facing balcony
- Main bedroom with walk-in robe also opens to balcony
- Second bedroom fitted with built-in robe
- Spotless bathroom with shower and laundry facilities
- Streamlined kitchen with Caesarstone benchtops, gas cooktop and dishwasher
- Ready to live in or rent out with approximate return of \$590 - \$620 per week
- Newcastle Grammar, University of Newcastle city campus and Nihon University are all within easy reach
- Options to purchase furniture by negotiation

Internal Living Area: 59m² External Living Area: 9m² Total Living Area: 68m² Outgoings: Strata Rates: \$1,562.8 approx. per quarter Expected Rental Income: \$590 - \$620 per week

This property is being sold under the Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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