

# 53 Princeton Avenue, Adamstown Heights, NSW 2289

wilton lemke stewart

## Sold House

Thursday, 12 October 2023

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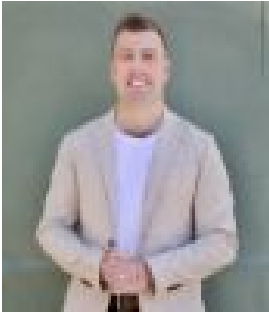
Bedrooms: 3

Bathrooms: 1

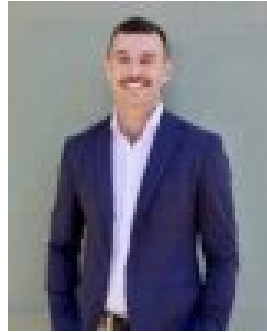
Parkings: 2

Area: 613 m<sup>2</sup>

Type: House



Nick Stewart  
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James English  
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**\$1,020,000**

Please follow link to register for Auction: <https://buy.realtair.com/properties/113382> Your golden opportunity to nestle into this prime family-friendly locale has arrived with this treasured three-bedroom gem that's ready and waiting for its next lucky owner. Spotless presentation means you can move on in while you make plans for a modern makeover. A simple splash of paint and new floor coverings would work wonders, giving the space an instant facelift while a contemporary upgrade of the kitchen and bathroom will add immediate value. Staged over two levels linked by an internal spiral staircase, you could also consider re-vamping the floorplan, or extending the home to add extra accommodation (STCA). Known for their rock-solid reputation, family-friendly layouts, and storage that's just right, you can't go wrong with a Hudson home. As for the location, you'll have some of the city's best schools on the doorstep, multiple parks and sporting fields close by, and a blink-and-you'll-miss-it 500m drive to Westfield Kotara. Plus, you can hit the city or the beaches in under 10 minutes. - Dual level Hudson built home on 613.4sqm block, sunny front verandah- Double garage, workshop, storage and third bedroom on lower level- Lounge/dining with a/c, large picture windows capturing northwesterly sunshine- Kitchen appointed with an electric hob, wall oven, dishwasher- Versatile office/rumpus with access to lower level - Spotless original bathroom with bathtub, shower and separate w/c- Covered patio overlooks private lawns at rear- Rooftop solar panels- Stroll to Belair Public School, Kotara High and St James Primary - 6km/8mins to Merewether Beach, 7km/12mins to Newcastle Interchange- Potential Rental Return: Approx. \$640 - \$660 p/w- Water Rates: Approx. \$800 p/a + usage- Council Rates: Approx. \$2,500 p/aDisclaimer: 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.\*Agent Declares Interest\*