

67 Fern Street, Islington, NSW 2296

House For Sale

Friday, 5 April 2024

67 Fern Street, Islington, NSW 2296

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 303 m2

Type: House



Ryan Houston
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Nathan Walsh
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\$1,200,000 - \$1,320,000 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Positioned in the heart of Islington, just moments from renowned eat-street Beaumont Street, the home provides a functional layout, privacy seclusion and comfort. A sun-filled front porch greets you as you enter through the leadlight front door. Stepping inside, you're greeted by the warmth of floating timber-look floorboards that flow seamlessly throughout the home. The character-filled interior reflects the owner's eclectic taste, with unique pieces collected from their travels around the world. Each item tells a story, adding depth and personality to the home. With three generously sized bedrooms with ceiling fans, two are positioned off the hallway and the third is adjacent to the living room, there's plenty of space for everyone. The cozy air-conditioned living room is the perfect space to unwind and is positioned across from the dining room. The practical, neat and tidy kitchen is complete with an electric cook top and the modernised bathroom features a large bathtub with a shower overhead. A standout feature of the home is the convenient rear lane access to a single lock-up garage, providing convenience and security. An undercover entertaining area adjoins the garage, a great spot to gather with friends. The flat backyard offers a private area for outdoor entertaining with a mix of concrete and grass area. The yard also features a sizable, tiled shed with laundry and secondary WC. Centrally positioned close to all lifestyle amenity, you will be located within walking distance to Beaumont Street – the renowned eat-street, Hamilton Train Station and the connecting Newcastle Light Rail network. TAFE NSW Hunter Campus is 3-minutes away and the Newcastle CBD and iconic beaches are only 10 minutes away. 67 Fern Street is more than just a place to live, its a home where privacy, character, and convenience converge to create a low-maintenance lifestyle making it an ideal choice for first home buyers or investors looking to purchase in an ever-booming suburb.

- Three bedrooms – all with ceiling fans, main with air-conditioning
- Cozy, air-conditioned living room with ceiling fan
- Separate dining room
- Neat and tidy kitchen with electric cooktop and plenty of cupboard storage
- Immaculate bathroom with large bathtub
- Private, flat backyard with tiled shed that includes the laundry and a second WC
- Rear lane access and secure single lock-up garage
- Dual side access to the backyard
- Inner-city location close to Beaumont Street and Hamilton Train Station

Outgoings: Water rates - \$908 per annum approx.* Council rates - \$2,100 per annum approx.* This property is being sold under the Online 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. Live streaming auction. 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.*** Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.