

**7/39 Edward Street, Charlestown, NSW 2290**



**Sold Townhouse**

Thursday, 22 February 2024

7/39 Edward Street, Charlestown, NSW 2290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 160 m2**

**Type: Townhouse**



George Rafty  
0412689809



Marina Sykiotis  
0490903455

**\$640,000**

Discover the charm and potential of this split-level townhouse, nestled in a tranquil enclave and brimming with possibilities for future growth. Positioned within a boutique complex of just 8, this residence offers size, serenity and convenience. A leisurely stroll leads you to Charlestown Square shopping & entertainment, while 10mins away you can find yourself basking in the sun or riding the waves at Dudley Beach. Additionally, the Fernleigh Track is a short walk, offering picturesque walks and cycling routes through lush rainforest and cascading waterfalls. Step inside to be greeted by a soaring 4.5m cathedral ceiling that accentuates the spaciousness. The well-appointed kitchen boasts ample storage, making it a delightful space for culinary endeavours. Two of the bedrooms with built-in robes and a neat bathroom complete the upper split level, while the lower level presents a 3rd bedroom and vast second living area, offering endless possibilities for a home office or gym. The expansive laundry could easily be transformed into a 2nd bathroom, further enhancing the functionality. Step outside to the pergola for a peaceful retreat or alfresco entertaining. Situated in a tranquil residential pocket, the location offers easy access to essential amenities such as shopping, schools, and major transport routes. This allows you to enjoy the best of both worlds – a peaceful retreat within reach of urban conveniences. - Open-plan living and dining area with cathedral ceiling and private balcony - Three bedrooms all with built-in robes - Spacious lower-level living area opening to pergola and courtyard - Secure garage with internal access - Short walk to Charlestown Square, or Fernleigh Track & Glerock for scenic walks and cycling - 10-15 minute drive to Lake Macquarie foreshore, Dudley Beach or Newcastle CBD - Potential rental return of approximately \$550 per week - Strata levies approx \$4000 per year - Council rates approx \$1584 per year Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.