

**706/75 Shortland Esplanade, Newcastle, NSW 2300**



**Sold Apartment**

Tuesday, 16 January 2024

706/75 Shortland Esplanade, Newcastle, NSW 2300

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ben Jarvis  
0249748900



Thomas Hook  
0249748900

**\$811,000**

Kickstart your day with a refreshing ocean swim or surf. Alternatively, embrace the invigorating coastal vibes with a leisurely stroll through King Edward Park to the Anzac Memorial Walk or head the other way to The Breakwall and watch the sun rise over the water. With the beach across the street and a choice of seaside cafes at the doorstep, at 'Arena,' the vibe is all about that fantastic, never-ending holiday feeling. Step inside, and you'll be wowed by this two-bedder's incredible-by-day and sparkling-by-night city and harbour views, and stunning nightly sunsets over Mount Sugarloaf. The open plan layout, top-notch fixtures, and an enclosed balcony create a modern, hassle-free living experience that leaves nothing to be desired. With ducted air conditioning, a secure parking spot, storage cage, bicycle parking, and beach showers, this apartment is the whole package. Arena apartments are easy to love, exceptional to live in and effortless to rent out. Make this one yours today! - Seventh floor 'Arena' apartment with secure entry and lift access - Picture windows optimise views over the city and harbour as far as Mount Sugarloaf - Enclosed balcony with exterior sun louvres and views makes a great dining area - Open plan living with new hybrid flooring - Contemporary kitchen with Fisher & Paykel gas cooktop, oven and dishwasher - Both bedrooms with quality carpet and mirrored built-in robes - Shower bathroom with floor to ceiling tiling plus Euro laundry - In a current lease till September 2024 at \$640 a week making it an incredible investment - Walk to the city and harbour location with a secure car space to travel further afield - Enjoy sand, surf, great local cafes and restaurants and coastal walkways all on the doorstep

Outgoings: Council: \*\$1,488pa Water: \*\$735pa + usage Strata: \*\$5,744pa\* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely their own enquiries and investigations in relation to the information in this document and the property it concerns.