

72 Date Street, Adamstown, NSW 2289



Block Of Units For Sale

Saturday, 18 November 2023

72 Date Street, Adamstown, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 417 m2

Type: Block Of Units



Roger Ingham
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Auction - Guide \$870,000

Comprised of two single level units, this solid brick property in sought-after Adamstown offers limitless possibilities for buyers looking for an investment or home ownership with a guaranteed income stream. The street-facing 1-bedroom unit features an updated kitchen and bathroom, combined lounge/dining space, built-in robe, private courtyard and single car garage. The rear 2-bedroom unit includes a renovated full-size kitchen with plenty of storage space, a sun-lit lounge/dining area with north-facing windows, floating wood floorboards, combined bath/laundry with separate toilet, and two carpeted bedrooms with mirrored built-in robes, as well as a large wrap-around courtyard suitable for pets. With a current combined rental return of \$700 per week, there is an opportunity to increase the rent in line with local expectations. The property is conveniently located only 300m from Brunner Road shops, cafes and medical services, 800m from Adamstown station and 2km from Westfield Kotara. With a number of desirable local schools nearby and the start of the picturesque Fernleigh Track only a 3 minute bike ride away, this property ticks all the boxes for convenience and lifestyle.- 417 sqm block with single car garage, covered car port and one additional off-street car park- 1-bedroom unit with updated kitchen and bathroom, and built-in robe - 2-bedroom unit with floating wood floorboards, full-size updated kitchen, and built-in robes - Both units have access to their own private courtyard, with the rear unit featuring a large wrap-around yard- Currently tenanted for \$700pw (\$350pw for each unit), with room to increase- 300m to Brunner Road shops and restaurants, 800m to Adamstown train station and 2km to Westfield Kotara- 3 minute bike ride or 10 minute walk to the start of the Fernleigh Track cycleway- Central to a huge choice of schools, including St Columba's Primary School (200m), Adamstown Public School (1km), St Pius X High School (1km), Merewether High School (2km) and Hunter School of The Performing Arts (2.2km)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.