

**8/10 - 12 Naughton Avenue, Birmingham Gardens,  
NSW 2287**

**Raine&Horne.**

**Sold Townhouse**

Tuesday, 16 January 2024

8/10 - 12 Naughton Avenue, Birmingham Gardens, NSW 2287

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Craig Fennings

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**\$649,000**

Recently completed brand new off the plan project, ready to move in now! Raine & Horne are proud to market the exciting new Synergy Gardens complex, recently built by local award winning builder Hunter Coast Homes which comprises of 12 quality town homes in the emerging growth suburb of Birmingham Gardens, a popular suburb located in the city of Newcastle. The complex is about to sell out with one townhouse remaining. Don't miss your chance to be one of the first people to live in this beautiful complex! This architecturally designed townhouse has a clever floor layout that focuses on quality, craftsmanship and high-end finishes. The property offers 3 bedrooms, 2.5 bathrooms, an auto-lock up garage with the living downstairs and bedrooms upstairs. Showcasing innovative design with a combination of modern sophistication and a superlative level of finish, the property boasts a generous light-filled open plan living area, as well as a premium quality kitchen with Caesarstone benchtops and the latest Stainless-Steel appliances, and a fully tiled bathroom with quality tapware along with quality PC fittings and full vitreous China back to wall toilet suite. Enjoy a quality lifestyle in close proximity to Newcastle's CBD and coastline as well as being just minutes from quality schools, Stockland Jesmond Shopping Centre, Major Hospitals (the Mater and John Hunter), a short walk from Newcastle University's main entrance, and is also very handy to well-maintained public parks and sporting fields. Adding to its appeal, the property is located just 600 meters from the entrance of the University of Newcastle, one of the top-rated universities worldwide. The latest 2023 results have ranked UoN in the top 200 list out of 1300 universities scored! This prestigious rating will undoubtedly attract both local and international students to study at one of the best universities in the world, ensuring a solid and ongoing tenancy with attractive weekly rent returns. Key features include:

- Purchasing in one of Newcastle's fastest-growing suburbs, the booming Birmingham Gardens offers plenty to investors and owner occupiers alike with easy access to public transport and other major infrastructure projects.
- Located close to Newcastle's CBD and world class coastline, Synergy Gardens residents can easily come and go from the city centre via regular public transport, whilst still enjoying the suburban and leafy backdrop unique to its suburban location.
- A floorplan layout sure to impress and suit first home buyers, professional couples, growing families and the complex itself would be very attractive to property enthusiasts and investors.

Opportunity is running out to live or invest in this complex! Call us today for a private inspection!