

**8/1A Wrightson Avenue, Bar Beach, NSW 2300**



**Sold Townhouse**

Thursday, 14 March 2024

8/1A Wrightson Avenue, Bar Beach, NSW 2300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 256 m2**

**Type: Townhouse**



George Rafty  
0412689809



Joe Olsen  
0431543445

**\$1,220,000**

Nestled away from the street in a peaceful and private complex of only eight residences, this rear set townhouse boasts a surprisingly spacious layout. The four-bedroom, two-bathroom dwelling is staged across a dual level layout enhanced by a single garage and exclusive use of two additional parking spaces. A private rear courtyard, and an east-facing balcony off the main bedroom, emerge as enchanting alfresco corners to enjoy some peace and tranquillity. With just a short walk to your choice of pristine beaches, King Edward Park, and the Bogey Hole, you can live amongst the fresh sea air and fit in an invigorating walk, ocean swim or surf before work. Just a few hundred metres separate you from an assortment of lively eateries and boutique shopping at both Darby Street and The Junction. This townhouse is a readymade investment with a great tenant who's keen to stay put, but if you're thinking of moving in, there's plenty of room to spruce it up with some modern touches to truly make it yours.- Lounge room on entry with split system a/c- Kitchen/dining featuring electric stove and access to rear courtyard- Internal access to single garage with auto door, use of two additional parking spaces- Laundry with second shower and w/c on ground floor- Four bedrooms on upper level, main with balcony, served by shower bathroom- Quiet location stroll to Harris Farm, Genesis Gym, Cooks Hill Medical Centre- Wander to Bar Beach, Darby Street, The Junction, 2.5km/6mins to Newcastle Interchange- Leased for \$730 per week, until 18/06/2023 - tenant would love to stay or vacant possession can be provided- Council rates are approximately \$2,500 per year- Strata rates are approximately \$5,088 per yearDisclaimer: 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.