

8 Anderton Street, Islington, NSW 2296

LANE CAMPOS

House For Sale

Wednesday, 15 May 2024

8 Anderton Street, Islington, NSW 2296

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 391 m2

Type: House



Roland Campos
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AUCTION

With its striking façade, this architect designed residence is a beautifully considered example of interwoven indoor/outdoor space that hugs around a large inner-city yard. Punctuated with warm timbers, designer details and rear lane access for parking, it's both creative and functional. The gem is the floor plan as it wraps around a large, lush garden - it is truly an experience of light and nature with its idyllic NW-facing rear aspect. Primarily set over one comfortable main level, you will be met with a surprise with its unique self-contained parents' retreat/studio upstairs which includes a kitchenette and its own separate entrance, if required. The ultimate inner-city oasis (you must see it in person) this architect designed home will pull on the heartstrings for those looking for something unique and special. Highlights:-- Private sun terrace-- Character features throughout the home -- Main bedroom with spacious walk-in robe-- Leafy views from every room -- Finished with the unique addition of a self-contained parents retreat or studio-- An immaculate contemporary home in sought-after Islington Village - the quintessential inner-city home -- Reinvented, holding one of the best positions in this village pocket -- Seconds to the R6 cycleway, sought-after Schools, and the thriving bars/cafe culture and shopping of Beaumont Street-- Walking distance to both Beaumont Street, Islington Village & Wickham Park - perfectly positioned for both village and city connection, a home and lifestyle-- Option to Airbnb upstairs studio. Recently renting with 70% occupancy at \$110 per night-- Rear access to secure carport with garage door -- Built with the environment in mind - solar panels and insulation in walls, floor, roof/ceiling-- 10k litre filtered water tank that supplies the home. Can also be switched to mains water if required Here and there:-- School catchment: Islington Public School: 10min walk (700m)-- T.A.F.E Newcastle Campus: 13min walk (950m)-- Islington Park: 7min walk (500m)-- Beaumont Street cafés and retail hub: 4min walk (280m)-- Newcastle Foreshore, CBD and beaches: 9min drive (3.2km)-- Approx. weekly rental return: in the vicinity of \$830-- Approx. council rates per quarter: \$645-- Approx. water rates per third: \$295 (not incl. usage) This property will be sold via online auction on Tuesday 11th June. For more information, please contact Roland or Toby on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.