

# 8 Murray Street, Adamstown Heights, NSW 2289

LANE CAMPOS

## Sold House

Thursday, 16 November 2023

8 Murray Street, Adamstown Heights, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 448 m<sup>2</sup>

Type: House



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**\$1,075,000**

Auction Location: Online only - buy.realtair.com There's an inviting feel to this stylishly renovated property. Set in a leafy enclave and designed to capture impressive natural light throughout, it sparks the imagination and offers comfortable living, with high-end finishes and an ambiance of utmost quality. Perfect for those working from home, or guest accommodation, this property also boasts an additional studio space with its own entry and amenities and a deck leading down to the garden. The possibilities here are endless. With a North/South aspect and ideally positioned in a quiet and elevated street, this home's accessible layout and functional interiors lead you through an expansive deck to a private landscaped backyard made for the perfect lifestyle in a tucked-away location. Highlights:-- Two bedrooms - both with large built-in robes-- Separate studio or third bedroom which includes bathroom, kitchenette and laundry facilities-- Light-filled lounge overlooking the front garden-- Polished timber floorboards, high ceilings, stylish gas fireplace and plantation shutters throughout-- Modern bathroom with separate bathtub and walk in shower-- Split system air conditioning and ceiling fans-- Open plan kitchen with large walk-in pantry and quality appliances-- Dining at the rear of the home overlooking the rear garden with large stacker doors to the covered 35 sqm entertaining space-- Expansive covered decks both with privacy screening -- Beautifully landscaped garden with established trees - Approx. 448.9m<sup>2</sup> block-- Double carport Here and there:-- School catchment - Adamstown Public School - 22min walk (1.7km), Kotara High School - 6min drive (2.8km)-- Westfield Kotara - 20min walk (1.5km)-- Fernleigh Track - 13min walk (950m)-- Fernleigh Café - 12min walk (900m)-- Adamstown café and retail strip - 12min walk (900m)-- Merewether Golf Club - 25min walk (1.8km)-- Merewether Brach - 10min drive (7km)-- John Hunter Hospital - 13 min drive (5.4km)-- Broadmeadow Railway Station - 6 min drive (2.9km)-- City Centre - 14 min drive (6.2km) Income and outgoings profile:-- Approx. weekly rental return - in the vicinity of \$680 - \$700-- Approx. council rates per quarter - \$500-- Approx. water rates per third - \$320 (not incl. usage) This home will be sold via Auction on Saturday 9th December, unless sold prior. For more information, please contact 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.