

# 805/509 Hunter Street, Newcastle, NSW 2300

## Unit For Sale

Saturday, 10 February 2024

805/509 Hunter Street, Newcastle, NSW 2300

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 107 m2

Type: Unit



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## Friendly Auction \$849,500 - \$934,450

Located within the heart of Newcastle, the award-winning Sky Residences takes style, amenity, and convenience to new heights. Positioned on the eighth floor, this luxurious two-bedroom apartment provides a modern lifestyle and outstanding quality throughout. Featuring an array of resident-only amenities including an outdoor heated swimming pool, gym and pilates room, all located on the third floor, and last but certainly not least - the rooftop terrace. The terrace offers a combination of indoor and outdoor areas, BBQ's, kitchenettes and fire pit. Enjoy stunning views of both the city skyline and Newcastle Harbour while entertaining guests. Strategically located on Hunter Street within the Civic and Educational precinct, the abundance of popular amenities will further heighten the enjoyment of living at The Sky Residences. Within walking distance is the Newcastle Light Rail network, Newcastle University City campus, Civic Theatre and Markettown Shopping Centre and the Honeysuckle precinct with popular restaurants all within a stone's throw. Upon entry, the state-of-the-art kitchen is adorned with gorgeous stone benches and natural coloured, sleek cabinetry. The kitchen flows seamlessly through to the open-plan living and dining area while further continuing out onto your sun-filled balcony with city, district, and harbour views. The two sizable bedrooms provide comfort and mirrored built-in robes with the master featuring a built-in study nook. Take advantage of owning an exclusive residential apartment in the heart of Newcastle. - Stunning, state-of-the-art kitchen with expansive island bench, superior stone benches, luxurious brass tapware and electric cooktop - Integrated appliances include fridge, dishwasher and built-in Smeg microwave oven - Two sizeable bedrooms; both complete with mirrored built-ins- Main bedroom features built-in study nook with shelving and additional storage - Exquisite bathroom with floor-to-ceiling tiles, floating vanity, mirrored cabinetry, towel rack and brass tapware - Large windows throughout the living and dining areas, providing ample natural lighting - Oversized tiled balcony with lovely city, district and harbour views - Automated blinds- Large European-style laundry with stone bench, wash tub and overhead shelving - Notable apartment extras including ducted air-conditioning, modern downlights and video intercom - Two secure car spaces and storage shed - Dual access via Hunter Street and King Street - Currently tenanted for \$750 per week Outgoings : Council rates - \$1,468 per annum approx.\*Strata rates - \$1,196 per quarter approx.\*Water rates - \$765 per annum approx.\*This property is being sold under the Online Friendly Auction System.An independent strata inspection report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction.Flexible deposit and settlement conditions are also available by negotiation with the agent if required.Offer can also be made prior to auction and each offer will be assessed on its merits.Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.