

9/39 Church Street, The Hill, NSW 2300

LANE CAMPOS

Unit For Sale

Tuesday, 26 March 2024

9/39 Church Street, The Hill, NSW 2300

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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Guide: \$880,000

Discover the pinnacle of urban living in this exquisite apartment, where every window frames a masterpiece of panoramic water vistas. Perched in an enviable dress circle locale, it offers an elevated seat to the vibrant Newcastle Harbour, with its ceaseless maritime ballet. The horizon is adorned with the iconic Nobby's lighthouse and the sprawling shipping yards, all set against the backdrop of the Hunter River's gentle flow. This residence is a harmonious blend of historic charm and contemporary ease, featuring high ceilings, lustrous bamboo floorboards and a balcony bathed in sunlight. The open plan design amplifies the sense of space, inviting the outside in. Situated at the heart of The Hill, convenience is just a step away. The animated streets of Darby Street, Honeysuckle, and Hunter Street Mall beckon with their eclectic mix of cafés and restaurants. The sandy shores of Newcastle and Nobby's beach, the bustling Newcastle Harbour and the verdant King Edward Park are but a few of the local treasures. Embrace the spirited Newcastle lifestyle with its rich tapestry of nightlife, including an array of pubs and the esteemed Civic Theatre, all within easy reach. Alternatively find solace in the nearby oases of greenery, offering tranquil retreats amidst the city's dynamism; or even immerse yourself in history and culture at the Newcastle library and Art Gallery. This isn't just a home; it's a lifestyle statement, promising a blend of excitement, convenience and sheer beauty that is simply irresistible.

Highlights:

- ☑ Sunlit balcony
- ☑ Split system AC
- ☑ Open plan Kitchen, living and dining
- ☑ Ceiling fans in both bedrooms
- ☑ Crimsafe screen door
- ☑ Your own lock up car space with electric remote controlled garage door.
- ☑ Space for washing machine in apartment.
- ☑ Dishwasher.
- ☑ Newly painted and sealed roof.
- ☑ Panoramic water views

Here and there:

- ☑ School catchment: Newcastle East Public School - 5 minute Walk (290m)
- ☑ Newcastle Grammar School - 5 minute walk (300m)
- ☑ Civic park - 5 minute walk (350m)
- ☑ Darby Street eateries - 8 minute walk (600m)
- ☑ Civic Theatre - 8 minute walk (600m)
- ☑ Newcastle Art Gallery - 5 minute walk (350m)
- ☑ Newcastle Beach - 13 minute walk (1km)
- ☑ Foghorn Brewery - 6 minute walk (450m)

--☑ Approx. weekly rental return - in the vicinity of \$800 - \$850

--☑ Approx. council rates per quarter - \$438

--☑ Approx. strata rates per quarter - \$1,688

--☑ Approx. water rates per third - \$220 (not incl. usage)

This home will be sold via online auction on Saturday 20th April 2024. 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.