

95 Douglas Street, Wallsend, NSW 2287

wilton lemke stewart

House For Sale

Friday, 3 May 2024

95 Douglas Street, Wallsend, NSW 2287

Bedrooms: 3

Bathrooms: 1

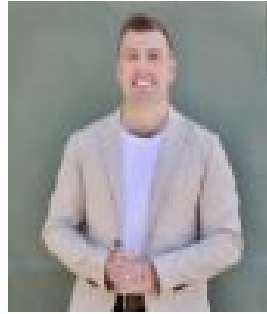
Parkings: 1

Area: 365 m2

Type: House



James English
0240867172



Nick Stewart
0240867172

Guide \$650,000 - \$700,000

This easy-care three-bedroom residence presents a range of amenities ideal for first-time buyers, young families, and investors. Situated just moments from Wallsend's hub, Newcastle University, and Jesmond Shopping Centre, its advantageous location includes dual frontages. The primary living space is bathed in natural light and features a split system air-conditioning system for year-round comfort. The kitchen is fully furnished with an electric cooktop and oven, alongside generous bench space and storage. The friendly neighborhood is exemplified by its close proximity to Brickworks Park, which is positioned just behind the property. The home is ready to move straight in and take advantage of everything the area has to offer. Property Highlights:- Three bedrooms, all with built-in wardrobes.- Open-plan kitchen, living, and dining areas.- Bathroom with separate toilet.- Internal garage access.- Spacious, separate laundry.- Low-maintenance backyard with paved section.- Council Rates: Approx. \$1,800 p/a.- Water Rates: Approx. \$750 p/a + usage.- Community Title Rates: Approx. \$230 p/q. (Utilized for maintaining rear lane access for neighbouring properties).- Current Rental Return: \$550 per week. Lease expires on 10/09/2024.- Potential Rental Return: \$570 - \$600 per week. Disclaimer: All information provided by Wilton Lemke Stewart in the marketing of a property for sale or lease has been sourced from various third-party outlets that we deem reliable. Nonetheless, Wilton Lemke Stewart cannot ensure its absolute accuracy, and we bear no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements in the information provided. Prospective buyers and tenants are encouraged to conduct their own due diligence and rely on their own investigations. All images, measurements, diagrams, renderings, and data are indicative and for illustrative purposes only, subject to potential changes.