

# 4/36 Kitchener Parade, The Hill, NSW 2300

Altitude

## Apartment For Sale

Wednesday, 10 July 2024

4/36 Kitchener Parade, The Hill, NSW 2300

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jeff Sansom  
0249038228

**\$580,000 - \$620,000**

Experience the epitome of easy living with this neat & tidy ground-floor unit within the prestigious city suburb of The Hill. The beautifully restored original timber floorboards guide you through an inviting open-plan living area to a well-equipped kitchen with breakfast bar. Conveniently located just moments from an array of local beaches, Darby Street, Newcastle East Public School and the heart of the vibrant Newcastle CBD, this home offers the perfect blend of serenity and city buzz, making it a true urban sanctuary.- Prime inner-city location in The Hill- Minutes from an array of local beaches - A multitude of shopping, dining, and entertainment options close by- Two bedrooms with built-in robes- Open-plan living connects the lounge, dining and kitchen- Well-equipped kitchen with breakfast bar - Freshly painted throughout with recently restored floorboards, coastal vibe- Single carspace- Ground-floor convenience with easy access- Ideal for first home buyers or savvy investors- Strata rates approx. \$683.75 per quarter, council rates approx. \$414 per quarter, water rates approx. \$253.33 per thirdDisclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.