

7/26 Memorial Drive, The Hill, NSW, 2300



Apartment For Sale

Thursday, 1 August 2024

7/26 Memorial Drive, The Hill, NSW, 2300

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Joe Olsen

0431543445

Embrace Coastal Living with Low Maintenance Ease

Nestled in an unbeatable location between Bar Beach and Newcastle Beach, with the Anzac Memorial Walk literally at your doorstep and King Edward Park and the Bogey Hole just a stone's throw away, this first-floor one-bedder in a small boutique complex offers the perfect blend of natural light and low-maintenance living. Bathed in glorious northeastern sunshine, the open-plan living area features hybrid flooring and plantation shutters, seamlessly flowing into a timber-topped gas kitchen. The recently updated rosy-pink bathroom boasts a new vanity and shower screen, adding a fresh touch to this charming home. Ideal for first homebuyers, downsizers, or investors, this property promises a superb lock-and-leave lifestyle. Enjoy relaxing on the verandah, soaking up the northeast sun and cooling sea breezes.

- First floor one bedder in boutique complex of just seven apartments
- Light-filled open plan living with hybrid floors, plantation shutters, ceiling fan
- Timber-topped kitchen with gas stove and stainless-steel dishwasher
- Bedroom with built-in robe, ceiling fan and ensuite bathroom with new shower screen
- Open air car space at rear of block, shared laundry, sun-kissed communal verandah
- First time offered in 26 years, excellent rental history
- King Edward Park 400m, Bar Beach 950m, Darby Street 850m
- Potential rental income \$440 per week
- Strata Fees approximately \$7,700 per year
- Water Rates approximately \$700 per year
- Council Rates approximately \$2,178 per year

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.