

# 28 Cunningham Street, Birmingham Gardens, NSW 2287



## House For Sale

Tuesday, 2 July 2024

28 Cunningham Street, Birmingham Gardens, NSW 2287

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 487 m<sup>2</sup>

Type: House



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## Guide \$690,000 to \$740,000

This 1960's built cottage was fully restored 3 years ago so the hard work has all been done for you. The home is located in a quiet cul-de-sac and is ready for you to move in and enjoy, or use as the perfect investment property. The 3 bedroom easy care home has a northerly aspect to the rear and is located in the most convenient of locations. The home not only boasts privacy plus, but offers a large modern kitchen and dining area, a spacious lounge room, and a contemporary bathroom with floor to ceiling tiling. At the rear of the home you will find a huge covered and screened Alfresco area perfect for entertaining or relaxing, and a sizable flat yard perfect for kids and pets. Close to several well-regarded schools including Heaton Public School (4 mins) and Callaghan College Jesmond Senior Campus (3 mins), the University Callaghan Campus (3 mins), shopping centres such as Jesmond Central (4 mins) and Wallsend Village (5 mins), John Hunter Hospital and Mater Hospital (10 mins), major shopping centres and nearby cafes, while being an easy drive from the Pacific Motorway, Hunter Expressway and into Newcastle's CBD. The features of this home are as follows:- 3 Generous Bedrooms- Modern Kitchen with Gas Cooking, Oven, Dishwasher & plenty of storage- Dining Area- Spacious Lounge Room- Bathroom tiled floor to ceiling with Bath, Shower, Vanity & Toilet- Separate Toilet- Laundry- Covered & Enclosed Entertaining Area- Secure Yard- Enclosed Garage & Entry- Timber Floorboards- 2 x Split System Air Conditioners- Solar Panels - 6.6kW - installed May 2022- Meter Box Upgrade- New Wiring & Plumbing (3 years ago)- Roof Repointed & Painted (3 years ago) - New Hot Water System- Pink Batts Insulation- Close to Newcastle University, Hospitals, Shops, Schools and Transport- 487msq block Potential Rent - \$500 per week. Council/Land Rates - \$439 approximately per quarter. Water Rates - \$260 approximately per third + usage. A contract for sale is available for your information.