

# 4 Fletcher Street, Wallsend, NSW 2287

## House For Sale

Friday, 5 July 2024

4 Fletcher Street, Wallsend, NSW 2287

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 645 m2

Type: House



Liam McAlister  
0421821902

**\$650,000 - \$715,000**

Nestled in a prime and convenient location, this quaint original cottage, with its wide frontage, offers tantalising opportunities for investors, land-bankers, developers, or first-home buyers to secure a sizeable parcel of land in a sought-after central area. This property brims with untapped potential, boasting a current DA approval for two charming, side-by-side 4-bedroom homes. Featuring three generous bedrooms, a spacious living/dining area, and a versatile enclosed alfresco space, this home is ideal for those looking to take their first step onto the property ladder. You could build upon the home's charming cottage vibes by expanding into the large yard for seamless indoor-outdoor living or enjoy its comfortable and functional layout while planning your dream family home (STCA). Developers with vision will find this block an enticing prospect for a multi-dwelling development, with DA approval in place for two new 4-bedroom residences. With its wide frontage and nearly level block, this property offers numerous options for creating much-needed new homes in this popular area (STCA). Families will love the convenient access to Plattsburg Public School, with Callaghan College just half a kilometre away. Bishop Tyrell College, a highly regarded K-12 alternative, is only a 6-minute drive. Shopping is a breeze with Wallsend and Fletcher Villages both just minutes away by car. Situated in a family-friendly neighbourhood, you'll have access to a wide array of walking trails, playing fields, and after-school activities. Commuters will also appreciate the seamless access to major arterial routes and the M1. This large block is a blank canvas ready for you to imprint your vision. Explore the numerous possibilities it offers. Come and inspect today!

Features include:

- 3-bedroom cottage-style home on wide block in prime central location.
- Large, central, combined living/dining room.
- Functional timber kitchen with gas hob and wall-oven.
- Three sizeable bedrooms, one with built-in robes.
- Large enclosed alfresco, ideal for year-round entertaining or a secure pet haven.
- Family bathroom with shower, plus a separate laundry.
- Fenced near-level yard
- There's DA approval in place for two new 4-bedroom homes. Alternatively, the wide frontage would suit a variety of development possibilities (STCA).
- Separate garage with roller door.
- Prime, central location with schools, parks, walking trails, shopping and commuter routes all within easy proximity.

Outgoings: Water rates: \$818.67 approx. per annum

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