

**93 Wilkinson Avenue, Birmingham Gardens, NSW  
2287**



**House For Sale**

Friday, 5 July 2024

93 Wilkinson Avenue, Birmingham Gardens, NSW 2287

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Chad Buckley  
0438184972



Zara Vivers  
0476155103

**\$670,000 - \$730,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPS' to 0428 166 755. The Agent Loves "This beautiful heritage-style cottage is filled with character and charm. Less than twenty minutes to Newcastle CBD and just minutes away from Newcastle University, its location is hard to beat." The Location With its tree-lined streets and friendly atmosphere, Birmingham Gardens invites residents to enjoy a relaxed pace of life, while still being just a stone's throw from bustling city amenities. This hidden gem features local shops and cafes to enjoy and offers a peaceful retreat, yet remaining close to essential services, leisure activities and the University of Newcastle. Maitland - 26 min (26.6km) Stockland Green Hills - 20 min (20.7km) Newcastle - 16 min (11.5km) The Snapshot Welcome to your next chapter at 93 Wilkinson Avenue, a charming haven in Birmingham Gardens, tailor-made for first-time homebuyers or savvy investors. This delightful two-bedroom, two-bathroom gem features a spacious backyard, perfect for relaxation and gatherings. Thoughtfully updated and ready for you to move in and enjoy, it still whispers of potential for those inspired to add their personal style. Perfectly positioned in a well-connected community, this home promises a comfortable lifestyle of everyday convenience. The Home Step into a blend of classic charm and modern convenience at this stunning 1940s weatherboard and brick residence, ideally located in the heart of a vibrant community. 93 Wilkinson Drive offers a unique opportunity for first-time buyers or discerning investors looking for a property that combines historical allure with contemporary flair. Upon entering, you're greeted by the rich warmth of polished timber floorboards that run seamlessly throughout much of the home. The high ceilings and decorative architraves add a touch of elegance, while character details such as timber doors enhance the sense of time-honoured craftsmanship. The heart of the home is the cosy living room, anchored by a striking brick fireplace. Double glass doors open to an enclosed sunroom, an adaptable space that could serve as a reading nook or a home office. Adjacent to the living room, a separate dining room awaits, offering the perfect setting for intimate meals or lively dinner parties. The contemporary kitchen is equipped with ample cabinetry, tiled splashbacks, and direct access to the backyard, making it a functional hub of the home. Outside, an undercover deck overlooks the established low-maintenance gardens, and a generous lawn. Both bedrooms are generously proportioned and each offers built-in robes. The main bathroom features a shower over the bath and a vanity with storage, while a second bathroom is located within the laundry and has a shower and a separate powder room. Additional features include a modern internal laundry, a handy linen press in the hallway, sheer external window covers, and secure gated side access. The property also includes an undercover carport and a useful garden shed for extra storage. While this home has been thoughtfully updated, it still offers ample scope for those inspired to undertake a renovation project to further enhance the existing floorplan to suit personal tastes and requirements. Located just a stone's throw from public transport and local amenities, this home is not only a peaceful retreat but also a convenient base for daily living. Whether you're setting down roots for the first time or looking to invest, 93 Wilkinson Drive holds the promise of a fulfilling future. SMS 93Wil to 0428 166 755 for a link to the online property brochure.