

**Unit 1/45A Atkinson Street, Bellbird, NSW 2325**



**Sold Unit**

Saturday, 2 September 2023

Unit 1/45A Atkinson Street, Bellbird, NSW 2325

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type: Unit**



Bryce Gibson

0240506000

**\$380,000**

Looking for a low maintenance property that is move in ready? Whether you are an astute investor or first home buyer, this unit is the perfect opportunity for you! This unit features 2 good sized, carpeted bedrooms with built in robes, modern kitchen with plenty of storage and electricity cooking facilities, modern bathroom with separate bath and shower, separate toilet. Outside the property is a low maintenance yard, and has a single lock up garage with internal access to the interior of the property. This unit is in great position only being less than 600m to Bellbird Public School and Honey tree Preschool, less than 1.5km to Bellbird Preschool, 1.8km to Carmichael Oval, 1.3km to Bellbird Hotel, and less than 6km to Cessnock CBD. Currently tenanted in at fixed term lease expiring September 2023 at \$345 per week. Property Quick Facts: - 2 bedrooms with BIR - 1 bathroom - Electric cooking - Air conditioning - 167.20sqm block - Attached single garage - Tenanted \$345 per week expiring September 2023- Council Rates \$1378.62 approx pa - Water Rates \$999.69 approx pa - Self Managed Strata Cost \$525pa approx This unit will not last long. To secure your future, contact Bryce Gibson or Nathan Peters on (02) 4050 6000.