

**13/75 Abbott Street, Wallsend, NSW 2287**



**Unit For Sale**

Thursday, 11 July 2024

13/75 Abbott Street, Wallsend, NSW 2287

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Mel Payne  
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## Preview

Discover effortless living in this contemporary 1 bedroom top floor unit located in the highly sought-after "Abbotts Leigh" development. Ideal for investors, first home buyers, or downsizers seeking a low-maintenance lifestyle, this property offers a blend of convenience and comfort. Key Features:

- Modern Kitchen: Equipped with a dishwasher, seamlessly integrates with open plan dining/living areas.
- Sun Lit Tiled Balcony: Perfect for relaxation or entertaining, accessed via glass sliding doors from the living room.
- Split System Air Conditioning: Ensures year-round comfort.
- Designated Study Nook: Ideal for a home office setup.
- Bedroom: Includes a built-in robe and easy access to the modern main bathroom.
- Hassle-Free Parking: Designated car space provided.
- Vacant Possession: Ready to move in immediately and enjoy.
- Rental Potential: Approx. \$420 - \$470 per week, making it a lucrative investment opportunity.
- Convenient Location: Short drive to Wallsend's shops, cafes, pubs, and restaurants. Easy access to Newcastle Link road, Newcastle University, and major hospitals. Perfectly blending modern convenience with easy-care living, this property offers both a comfortable home environment and strong investment potential. Don't miss out on this opportunity to secure your place in the vibrant Abbotts Leigh community. Contact me today to secure this gorgeous property. (Photos are virtually styled)

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