

For Sale

07 February, 2019



### BIRMINGHAM GARDENS, 60 Vale Street POSITION PERFECT

Solid four bedroom timber and tile home within five minutes walk to Newcastle University. Large lounge and dining area flowing to central kitchen. High ceilings, decorative cornices, internal laundry, covered outdoor entertaining area and a single carport. Land size: 407m2

**Price:** \$419,000  
**Allen Reece :** 0409 814 400



### BIRMINGHAM GARDENS, 3 King Street POSITION WISE

Timber and tile home positioned within easy walking distance to Newcastle University. Featuring five bedrooms and building approval for a separate dwelling, offering the opportunity to increase the already positive rental return. Fully furnished in a modern decor. Fully fenced site with easy drive access to the open yard area. Land size: 563m2

**Price:** \$535,000  
**Allen Reece :** 0409 814 400



### BIRMINGHAM GARDENS, 11 Fussell Street FIND YOURSELF INVESTING HERE!

Set on a fully fenced 689m2 block with single garage, off street parking AND a newly constructed two bed, two bath Granny Flat at the rear. The main house consists of four bedrooms with builtins, separate dining, huge living area, modern bathroom and undercover entertaining deck. Newly constructed is a two bedroom Granny Flat with two bathrooms. A rare opportunity to capture two rental incomes.

**Price:** \$785,000  
**Allen Reece :** 0409 814 400



### JESMOND, 19-25 Heaton Street DEVELOPMENT OPPORTUNITY

Zoned R3 Medium Density this is a huge level 1356 m2 block within minutes walk to Newcastle University, schools, transport and Jesmond shopping centre. Four bedroom, two bathroom property presently split into two x 2 bedroom flats, leased for \$600pw. Opportunity to secure a great location and develop subject to council approval. Also this property adjoins a vacant block of land which is being offered for sale separately for \$275,000.

**Price:** \$689,000  
**Allen Reece :** 0409 814 400



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**JESMOND, 3/4 Harvard Close**  
**CHARMING INVESTMENT VILLA WITH LOW STRATA FEES**

Two bedroom Villa with updated kitchen, the main living area has polished timber floors, large window and a split system air conditioner, Both bedrooms are an excellent size with built in wardrobes, fresh carpet. The single lockup garage offers access through to the laundry and courtyard. Walk to shops, University and local schools.

**Price:** \$319,000  
**Kathleen Matinlassi :** 0437 197 521 | **Allen Reece :** 0409 814 400

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**KOTARA, 11 Kotara Place**  
**POSITION PERFECT**

Much loved three bedroom home plus sunroom positioned on a corner which allows accesses from the front and side with double gates at both entries. Pleasant, light filled lounge has large sliding glass doors that open onto the front verandah. Off the dining room there is a good size timber kitchen with generous cupboard space. Down stairs is a double length lockup garage and workshop. The yard is large and fully fenced. Land size: 556m2

**Price:** \$545,000  
**Allen Reece :** 0409 814 400

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**MAYFIELD, 9 James Street**  
**SECRET GARDEN HOME**

Very neat two double size bedroom weatherboard home with a modern bathroom, easy to use kitchen, formal dining, lounge and day dining area. Both bedrooms are double size with hidden blade fan/light combination Large kitchen with generous cupboards & natural gas cooking combined with open bench space & views to the rear yard. The fully paved backyard contains undercover entertaining area, garden shed and a studio room. Land Size: 297m2

**Price:** \$549,000  
**Allen Reece :** 0409 814 400

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**MOUNT HUTTON, 32/4 Crawford Lane**  
**LARGE EXECUTIVE TOWNHOUSE**

Positioned in a pleasant complex of executive town houses you will find this large, three bedroom property with two bathrooms, two living areas, a large entertaining deck plus a double garage extremely appealing. The master bedroom has an ensuite, built-in wardrobe. There is a double garage with automatic door and internal access, adding privacy.

**Price:** \$439,000  
**Allen Reece :** 0409 814 400

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### NORTH LAMBTON, 7 Lester Parade WALK TO UNIVERSITY

This excellent five bedroom home positioned in a popular street is within easy walking distance to Newcastle University. In the master bedroom there is a large built in wardrobe, other rooms have ceiling fans. The open plan design offers convenience with a central kitchen that has ample cupboard space. Single lock up garage. Land size: 658m2

**Price:** \$585,000  
**Allen Reece :** 0409 814 400



### SHORTLAND, 45 Marsden Street ACREAGE WITH CITY CONVENIENCE

This property is an acreage of 2.5 acres with part residential, part rural and part environmental zoning which gives you the comfort of never being built out. A country style home with three bedrooms, kitchen/living area, master bathroom and a large entertaining deck which encompasses the exceptional rural views. There are two fenced paddock areas near the home and a single lock up garage. Land size: 2.5 acres

**Price:** \$565,000  
**Allen Reece :** 0409 814 400



### SHORTLAND, 291A Sandgate Road AFFORDABLE UNIT

Studio unit being sold under company title. Easy walking distance to Newcastle University. Well appointed kitchen with generous bench space and cupboards. Private bathroom with shower vanity and W.C. Open plan design perfect for student living, transient workers or as an affordable entry into the property market. High yield rental return of \$260 per week.

**Price:** \$155,000  
**Allen Reece :** 0409 814 400



### SHORTLAND, 455 Sandgate Road REFURBISHED TO NEW

As new four bedroom home which has had a complete re-fit with new everything. Large light filled lounge room with fresh paint, new carpet, fireplace and ducted air conditioning which flows through the complete home. Kitchen and dining are open plan with generous bench space & cupboards and all new appliances. Your master bedroom has a large custom designed built-in wardrobe. Ultra modern bathroom. Land size: 639m2

**Price:** \$485,000  
**Allen Reece :** 0409 814 400



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### SHORTLAND, 10 Libya Street BEGINNER'S LUCK

Three bedroom hardiplank home with tile roof. Ready for a new family to take a little care and make it their own. Covered front patio, large lounge/dining room with timber floorboards, large windows and air conditioning. Kitchen ready for renovating. Set on a large block with a fenced garden area. Close to shops, transport and parks. Land size: 632m2

**Price:** \$375,000  
**Allen Reece :** 0409 814 400



### SHORTLAND, 12 Karloo Street FAMILY HOME

Solid weatherboard and tile home with three large bedrooms, formal lounge, dining and day room & generous yard. Positioned within a popular family area on the high side of the street. There has been an upgrade to the kitchen with generous cupboard space in a roomy, easy to use area. All three bedrooms are well sized and have built in wardrobes with the master having a split system air conditioner. Land size: 729m2

**Price:** \$470,000  
**Allen Reece :** 0409 814 400



### SHORTLAND, 8 Malta Street FIRST HOME BUYERS NOTE

With a bit of TLC there is an opportunity to establish a nice family home. Three light-filled bedrooms are all double size, large lounge area plus your separate dining room. Kitchen is a good size, Centrally located bathroom has a toilet, full size bath and separate shower, this home is set on a 562m2 block. Opportunity to build a granny flat with drive access (subject to NCC).

**Price:** \$395,000  
**Allen Reece :** 0409 814 400



### SHORTLAND, 34 Coral Sea Avenue MUCH LOVED FAMILY HOME

Well maintained three bedroom home that has been in the one family since new. Separate lounge & dining, huge family room and double garage. In the kitchen there is ample storage including a full sized pantry, good fridge space and easy to use electric bench height oven. Vehicle through access at the side of the home & sewer connection at the rear corner of the yard offer possible options for a second dwelling. Land size: 695m2

**Price:** \$485,000  
**Allen Reece :** 0409 814 400





**For Sale****07 February, 2019****SHORTLAND, 16 Libya Street**  
**IMMACULATE FIRST HOME**

Immaculate weatherboard & tile home in quiet street, two generous bedrooms & plenty of room to extend. Covered entertaining area & large, fully fenced yard, Close to University, shopping & public transport.

**Price:** \$445,000**Allen Reece :** 0409 814 400 **2**  **1**  **1****WARATAH WEST, 54 Acacia Avenue**  
**ROOM TO MOVE**

Well-built, hardwood and hardiplank home with colorbond roof. Five bedrooms with two being double in size with full built-in robes, two modern bathrooms. The living area is spacious in size and provides additional access to the combined kitchen and dining area. Enclosed rear verandah overlooks the large yard and provides internal access to the double garage. Land size: 782m<sup>2</sup>

**Price:** \$549,000**Allen Reece :** 0409 814 400 **5**  **2**  **2**