

For Sale**11 April, 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: \$365,000
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: \$745,000
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

**JESMOND, 2/6-8 Goodwin Street**
POSITION – POSITION

This townhouse unit is positioned close to Newcastle University with walkway and cycleway to the university and Stockland shopping centre. Built in mid 2012, these townhouses are only six years old, ideal for an investor or first home buyer. Secure courtyard at the front, Single lock garage, open plan kitchen and dining and two double bedrooms.

Price: \$349,500
Allen Reece : 0409 814 400



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JESMOND, 8/36 Fraser Street PRESENTATION PLUS

Maintenance free investment property that is positioned within walking distance to shopping centres, parks, public transport and Newcastle University. tidy two bedroom unit with fully enclosed verandah plus designated under cover parking. Well kept bathroom with full shower & vanity. well appointed kitchen there is electric cooking, generous cupboard space and open benches.

Price: \$339,500
Allen Reece : 0409 814 400

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JESMOND, 79 Bluegum Road STARTER PACKAGE

Positioned in a prime investment pocket, easy walking distance to Newcastle University, Stockland Shopping Centre and public transport. In this weatherboard and tile home with four large bedrooms, there are long term tenants presently paying \$460pw. Featuring a neat & tidy kitchen, air conditioned living, updated bathroom and internal laundry. Level block with an R3 zoning that presents attractive usage options. Land size 531m2

Price: \$449,900
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: \$399,000 to \$419,000
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

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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

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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: \$450,000
Allen Reece : 0409 814 400

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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: \$365,000
Allen Reece : 0409 814 400

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

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TINGIRA HEIGHTS, 23 Croudace Road OPPORTUNITY PLUS

DA subdivision approved, HUGE block 1.32Ha, House is fully renovated throughout, Master bedroom with large en-suite all bedrooms with built-ins, open plan kitchen, large living room and undercover entertaining area. 3 minute drive to shore of Lake Macquarie & 11 minute drive to Redhead Beach, Short drive to major shopping centres and local schools. Land Size: 1.32Ha

Price: \$880,000



WALLSEND, 18 Metcalfe Street OPPORTUNITY ABOUNDS

Original miner's cottage. Priceless position within easy walk to all services Wallsend shopping precinct has to offer and easy approach to the main route to Newcastle or the Freeway. Fully fenced block that is zoned R3, there is a carport at the side of the property plus various sheds and another carport at the rear. This property is an ideal development opportunity or a renovator's challenge of bringing back a bygone era. Land Size: 505.9m2

Price: \$350,000

Allen Reece : 0409 814 400



WALLSEND, 4 High Street EXECUTIVE FAMILY HOME

Featuring open plan living area and large centrally located kitchen, formal lounge & dining room, four spacious bedrooms plus large study, two modern bathrooms, covered alfresco entertaining and double garage. King size master bedroom with walk-in wardrobe and full-size ensuite. Three way main bathroom is centrally located to the bedrooms. Also features full ducted air conditioning. Set on a fully fenced block. Land Size: 1012m2

Price: \$785,000



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: 782m2

Price: \$520,000

Allen Reece : 0409 814 400

