

For Sale

20 August, 2019



BIRMINGHAM GARDENS, 15 Timmins Street PROPERTY STARTING POINT

In this home you will find three good size bedrooms with built-in wardrobes in two. Entry is directly into the living/dining area leading straight through to the sunroom, with polished floorboards throughout. Bathroom facilities are contemporary with a full-size bath, separate shower and modern fixtures which compliment the home. The sunroom opens to a large entertaining deck which overlooks the generous yard area. Land Size: 594m²



Price: \$425,000
Allen Reece : 0409 814 400



BIRMINGHAM GARDENS, 10-12 Vale Street 13 TOWNHOUSE SITE - DA APPROVED

This prime site is close to Newcastle University and amongst a growing development area. Presently on the site you will find two established homes that have a long rental history with the house on 12 Vale being a five bedroom home renting for \$550 per week, 10 Vale is a three bedroom home renting for \$380 per week. The consent DA approval consist of 10 x 3 bedroom townhouses and 3 x 2 bedroom townhouses. Land size: 2,112m²



Price: \$1,050,000
Allen Reece : 0409 814 400



BIRMINGHAM GARDENS, 50 Vale Street HIDDEN TREASURE

Great location, just a short walk to Newcastle University. Lovingly renovated family home with four well sized bedrooms, two bathrooms and a back deck overlooking the pool area. Contemporary kitchen with stainless steel appliances and island bench. Double carport and separate shed. Potential for granny flat with slab, plumbing and electricity already in place (subject to council approval). Land size: 638m²



Price: \$579,950 to \$629,950
Cameron Isli : 0477 021 108



BIRMINGHAM GARDENS, 5/18 Naughton Avenue UPSIZING TOWNHOUSE

This is a large four bedroom home with two bathrooms, open plan downstairs living, automatic lockup garage and a fully fenced courtyard. Large living/dining area with north facing windows capturing warm winter sun and cool summer breezes. Split system air conditioning. Easy use kitchen complete with dishwasher, gas cooking and island bench/breakfast bar.



Price: \$465,000
Allen Reece : 0409 814 400

For Sale**20 August, 2019****ISLINGTON, 15 Morgan Street**
A LITTLE VISION - A LOT OF VALUE

Clad & tile 3 bedroom home in a quiet cul-de-sac abutting Islington Park. Walk to Beaumont Street & Hamilton Station. From the spacious lounge with 10ft ceilings is the sizeable, renovated kitchen/dining room. All bedrooms have ceiling fans and there are ceiling fans & reverse cycle air con in the lounge and kitchen. Outside there is an undercover entertaining area and single garage with rear lane access. Land size: 246m2

**Price:** \$580,000 to \$620,000
Cameron Isli : 0477 021 108**JESMOND, 1 Janet Street**
SMALL DA DEVELOPMENT

DA approval for three 3 bedroom executive style town houses. Unlike many townhouses, size and living area has not been compromised. Positioned within the commercial precinct of Jesmond with level walk to shopping centre and public transport. Newcastle University, John Hunter Hospital and Heaton Park. On the level site is an older style two bedroom weatherboard home. With an R3 Zoning and 15.85 m street frontage. Land size: 740m2

**Price:** \$460,000 to \$500,000
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, 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:** \$310,000
Allen Reece : 0409 814 400

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JESMOND, 8/48 Robert Street PRESENTATION PLUS

This three bedroom townhouse will inspire, with large bedrooms, the master with walk in robe and ensuite, open plan living, inside/outside entertaining area plus secure single garage. Positioning at the rear of the eight unit complex allows you to enjoy ultimate privacy. There are two bathrooms and three W.Cs for added convenience. Position is near major services such as hospitals, schools, university and shopping centre.

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Price: \$445,000 to \$475,000
Allen Reece : 0409 814 400



JESMOND, 9 Heaton Street PRIME INVESTMENT LOCATION

Located within a five-minute walk to Newcastle Uni and Jesmond Shops. This is a five bedroom home with a master bathroom and two separate W.Cs for added convenience. This is a level 626m2 site with a medium density zoning of R3, situated on the high side of the street with good drainage and sewer connection. Multiple dwelling units or boarding house style development would be worth investigating subject to NCC. Land size: 626m2

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Price: Expressions of Interest
Allen Reece : 0409 814 400



JESMOND, 7/3 Shereline Avenue CLASSIC UNIT IN PRIME LOCATION

Neat & tidy, brick and in a great location walking distance to schools, shops and Newcastle University as well as being close to local hospitals and public transport. A compact but light filled ground floor, two bedroom unit with open plan living and modern kitchen. There is an internal laundry off the kitchen and an undercover car spot.

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Price: \$295,000 to \$320,000
Allen Reece : 0409 814 400



JESMOND, 5/154 Michael Street FRESHLY RENOVATED UNIT

Freshly renovated, this airy, two bedroom unit will delight. Situated on the first level of an older style, brick block of only 9 units in a quiet street close to the UNI, shops and transport. Entry is into the newly carpeted open plan living/kitchen. The generous porch is accessed from the living area. From the kitchen with soft neutral coloured finishes is a doorway to the large laundry/storage room. Includes undercover parking.

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Price: \$350,000
Cameron Isli : 0477 021 108

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METFORD, 17 Nathan Close
BIG HOUSE - BIG LAND - BIG GARAGE

Well maintained brick and tile home, positioned in a quiet cul-de-sac with four bedrooms, two living areas, large covered entertaining area, three car garage plus full size workshop. Located near Greenhills shopping centre, Maitland private hospital and the soon to be completed Hunter Valley hospital. Set on a generous near level fenced block with a pleasant reserve with emergency rear access when needed. Land size: 1110m2



Price: \$495,000
Allen Reece : 0409 814 400



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: \$380,000 to \$410,000
Allen Reece : 0409 814 400



SHORTLAND, 35 Milne Street
EXCEPTIONAL INVESTMENT OPPORTUNITY

Master home is 7 bedrooms presently being rented to students. The house is fully furnished with common lounge area, open plan kitchen and twin bathroom design making this a pleasant flowing home desired by single room renters. House two is a newly built home with three bedrooms, good size bathroom and open plan kitchen living area. All local authority's requirements have been met with full occupancy allowed. Land size: 550m2



Price: \$680,000 to \$720,000
Allen Reece : 0409 814 400



SHORTLAND, 30 Bardia Road
HONEST FAMILY HOME

Quality four bedroom, two bathroom, low maintenance clad home with lockup garage workshop and carport. From the front entry is an L shaped formal lounge & dining room with large windows and split system air conditioner. kRecently renovated kitchen with larger cupboard space, sizeable pantry, gas cooking and generous bench space and breakfast bar. Lock up garage and easy care gardens. Land size: 601m2



Price: \$525,000
Allen Reece : 0409 814 400

For Sale**20 August, 2019****SHORTLAND, 109 Marsden Street**
FULL OF SURPRISES!

This home has 3 spacious bedrooms with built-ins, 2 bathrooms, 2 living areas, study, dining and renovated kitchen. An oversized double garage is currently in use as an undercover entertaining however can easily be reclaimed for its original purpose. There is a renovated main bathroom and solar panels supply power to the house. Land Size: 870m2

Price: \$540,000 to \$570,000**Cameron Isli :** 0477 021 108

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**SHORTLAND, 4 Craig Close**
MULTIPLE OPPORTUNITIES

Two level, clad & tile home with solid street appeal. Perfect for a large/growing family or repurpose easily for student accommodation with 3 bedrooms, bathroom, kitchen & multiple living at ground level plus 2 good size bedrooms upstairs. A well appointed Colonial style timber kitchen has granite island bench/breakfast bar. Covered alfresco entertaining deck. Ample off street parking. Land size: 689m2

Price: \$580,000 to \$630,000**Cameron Isli :** 0477 021 108

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**WALLSEND, 10 Ellesmere Road**
HARD WORK WILL REWARD

Three bedroom, older style cottage on a huge 1409m2 block in Wallsend. The butterfly profile roofline adds character to this circa 1960's clad cottage in a quiet, family oriented pocket of Wallsend. Maintenance on this property has lapsed unfortunately due to the ill health of the owner. It needs work, but if done correctly your efforts will pay off. Land size: 1409m2

Price: Expressions of Interest**Cameron Isli :** 0477 021 108

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