

For Sale

23 May, 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, 17 Wilkinson Avenue** **PRESENTATION PLUS**

Currently a two bedroom residence, it was a three bedroom before renovation and with a wall adjustment it could easily convert back three bedrooms. Both bedrooms are queen size and offer built-in wardrobes, fresh carpeting and ceiling fans. There are two separate living areas. Modernised kitchen and a stylish tiled bathroom features a full size bath, separate shower. Two separate living areas, large backyard & single garage. Land Size: 569m2

**Price:** \$449,000  
**Allen Reece :** 0409 814 400



### **JESMOND, 39 Fraser Street** **BRICK AND TILE HOME PLUS STUDIO**

Solid three bedroom brick and tile home with a separate brick studio with its own bathroom plus an option for a kitchenette all within level walking distance to Jesmond Stockland Shopping Centre, bowling club and public transport. Lounge/Living is spacious with split system air conditioning. Fully fenced yard. Land Size: 624m2.

**Price:** \$545,000 to \$580,000  
**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, 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:** \$329,900

**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:** \$339,500

**Allen Reece :** 0409 814 400



### 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:** \$429,000

**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:** \$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:** Make an Offer  
**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, 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  
**Kamuran Isli :** 0477 021 108



### 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  
**Allen Reece :** 0409 814 400



**For Sale****23 May, 2019****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: 1012m<sup>2</sup>

**Price:** \$785,000  
**Allen Reece** : 0409 814 400**WARATAH WEST, 65 University Drive**  
**POSITION PERFECT INVESTMENT**

The property has five large bedrooms, each furnished with a bed, desk and wardrobe with consideration to tenant/student requirement. There is also a full size study area & the master bedroom has a private shower. Good size, fully furnished lounge area. Features a triple carport and storage room plus large screened entertaining area. Land Size: 613m<sup>2</sup>

**Price:** \$519,000 to \$539,000  
**Allen Reece** : 0409 814 400