

**SOLD**

**BOOK YOUR PRIVATE INSPECTION OR  
ARRANGE A FACETIME OR VIDEO CALL TOUR**

THIS IS LIVING (OR INVESTING!)

This beautiful modern Alto apartment boasts one of Newcastle's most central, walk-to-everything locations and a stunningly renovated kitchen with truly no expense spared. Appealing to professionals, retirees and first-homeowners alike this home also presents a tantalising investment. Immerse yourself in the easy-care high rise lifestyle where you can finish the work day up away from the noise and enjoy sunset drinks on the full length balcony with views all the way to the ocean.

With so many attractive features:

- \* Combined living and dining centred around a sleek kitchen with stone bench-top, designer pendant lighting, dishwasher, gas cooking and loads of storage on all sides.
- \* Generous east-facing balcony with plenty of room for entertaining.
- \* Light-filled master bedroom with split system air-conditioner and sliding doors to the balcony.
- \* Two spacious bedrooms with built-in wardrobes and ceiling fans.
- \* Bathroom with shower and new vanity.
- \* Undercover security car space on title.
- \* Internal laundry.
- \* Work Convenience: Walk to Charlestown Square Shopping Centre, medical suites & amenities and the local business district. 8 minutes to John Hunter Hospital, 12 minutes to the University of Newcastle, 15 minutes to Newcastle CBD and the Honeysuckle Precinct.
- \* Lifestyle Balance: Leave the car at home and stroll to 'The Corner' for your pick of Newcastle's best restaurants, bars, cafes and cinemas. 5 minutes to a browse at Kotara Westfields or exercising around the lake at nearby Warners Bay, 10 minutes to swimming at Redhead Beach and 50 minutes to spending the day in the Hunter Valley or Port Stephens.

Council Rates - \$760 pa approx.  
Water Rates - \$945 pa approx.  
Strata Rates - \$2,115 pa approx.

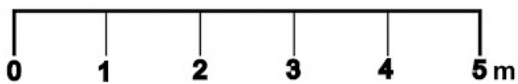
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$440,000

**OPEN FOR INSPECTION:**  
N/A



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601/316 Charlestown Rd, Charlestown

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.