



# SOLD

## "PRICED TO SELL - GUARANTEED RENT RETURN 40K PER ANNUM "OR" MOVE IN!

OneThreeProperty|@Realty presents yet another golden opportunity in the heart of Newcastle, where coastal living meets modern elegance. This stunning, meticulously designed unit presents an exceptional opportunity to own a spacious and contemporary property, offering the perfect blend of urban convenience and coastal charm.

Boasting three generously sized bedrooms, two luxurious bathrooms, and the added convenience of an underground carpark, this property is thoughtfully designed to cater to your every need. With vacant possession an option upon sale, this is your chance to move in and make it your own – no waiting, no hassle.

Nestled in the vibrant and sought-after coastal city of Newcastle, this unit provides unparalleled access to the city's thriving cultural scene, world-class dining, and the pristine beauty of the harbor and beaches just moments away. Enjoy relaxing on your private deck, taking in stunning views of the harbor, or stroll along the waterfront for a dose of fresh sea air.

Rental: The current agreement with Central Apartments Group is periodic, the property can be sold tenanted with a monthly guarantee of \$3432.35/month or sold vacant possession.

Strata Fees: \$2,065/qtr approx\*

Council rates: \$1444/annum approx\*

### Key Features Include:

Ducted Air Conditioning throughout for year-round comfort

Ceiling Fans in all bedrooms and living areas

Gas Cooktop for the aspiring chef

Electric Oven and Dishwasher for convenience

Expansive 146m<sup>2</sup> floorplan, offering space and functionality

Secure Underground Carpark for peace of mind

This exquisite unit is designed for those who appreciate both style and convenience, offering a lifestyle of comfort, relaxation, and easy access to everything Newcastle has to offer. Whether you're an investor seeking a premium property or looking to make this your new home, this is a rare opportunity you don't want to miss.

3 BED | 2 BATH | 1 CAR

PRICE:  
\$850,000

OPEN FOR INSPECTION:  
N/A



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All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. 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.



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.