



# FOR SALE

## OPPORTUNITY PLUS

Nestled in a peaceful pocket of Carrington, this double-fronted cottage is bursting with potential. It's ready for a refresh and could soon become the family home you've been searching for.

Inside, you'll find ornate ceilings, three generous bedrooms, two with built-ins, a well-maintained bathroom and a spacious living area. The large kitchen offers great scope for reconfiguration to create even more living space. A fresh coat of paint internally and some thoughtful updates would easily bring out this home's natural light and character.

Step out to a generous covered rear deck overlooking a private garden with a large mango tree, garden shed and its own treehouse, perfect for kids or relaxing afternoons.

The location is outstanding. Carrington Public School is just a 2-3 minute stroll away and the Wickham Interchange is only a 5 minute drive, ideal for commuting to Sydney or heading to Newcastle Beach. You're within walking distance of Ground Up Espresso for your fabulous morning coffee, The Young St Hotel, with its family friendly vibe and the iconic Carrington Bowl. For something a little more refined, Earp Distilling Co. is a pleasant 10 minute walk.

Everyday convenience is covered too. You're perfectly positioned between Marketown and Mayfield shopping centres, both offering Coles, Aldi, Woolworths and a range of specialty stores. Nearby are local parks, bike tracks and Newcastle Rowing Club, while the Fish Co-op and Newcastle Cruising Yacht Club are only minutes away. There's also a plethora of dining options to choose from on Beaumont St. Even Newcastle Airport is about a 15 minute drive, making travel a breeze.

With a recent sale nearby highlighting the area's value growth, this is your chance to transform a charming cottage into a standout home and reap the rewards. Whether you renovate to sell or settle in for the long term, it's a smart move in an ever popular location.

Council Rates: \$2,650 per annum approx. Water Rates: \$849 per annum approx.

For further information, or to arrange a private viewing, call Anne Alexander on 0416 269 637.

3 BED | 1 BATH | 0 CAR

PRICE:  
\$980,000

OPEN FOR INSPECTION:  
N/A



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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.

## 48 Forbes St, Carrington

Measurements are for illustrative purposes only. Dimensions are based on visual inspection and are to be reliable, however accuracy is not guaranteed.

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