



FOR SALE

CHARMING FAMILY HOME WITH ENDLESS POTENTIAL

This cherished home has been lovingly maintained for approximately 68 years and is now ready for you to make it your own. Situated on a generous 695 sqm block, this property offers tremendous possibilities for renovation or whatever suits your vision. It offers a great opportunity for tradespeople, with plenty of space for vehicles and their tools of trade. It is also ideal for families!

The spacious outdoor area provides plenty of room for children to play and explore. Perhaps they'd love a large veggie patch, an updated cubby house and a pool, down the track.

Enjoy the tranquility of a quiet neighbourhood whilst being close to shopping facilities, Newcastle University and the John Hunter Hospital. For family relaxation and recreation, the nearby parks and green spaces are perfect for unwinding together.

Don't miss this fantastic opportunity to invest in a property that truly offers so much!

Zoned for: Heaton Public School (Primary), Callaghan College Waratah (yrs 7-10) & Callaghan College Jesmond (yrs 11-12)

Council Rates: \$2,400 approx pa Water Rates: \$917 approx pa

Join me at one of our open homes or contact me on 0416 269 637 for a private viewing. I look forward to meeting you. Anne

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

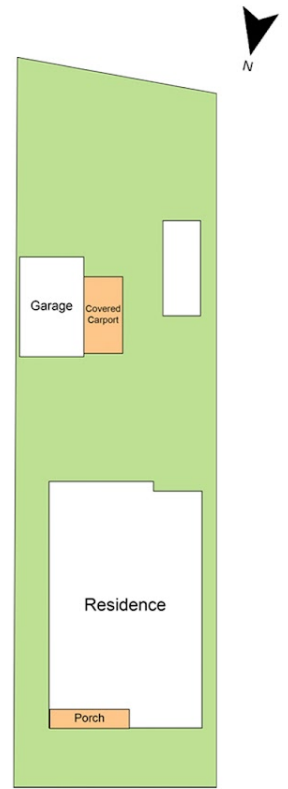
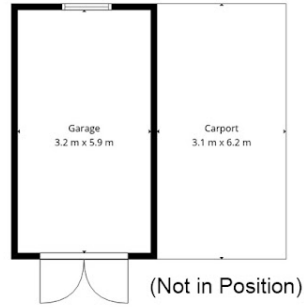
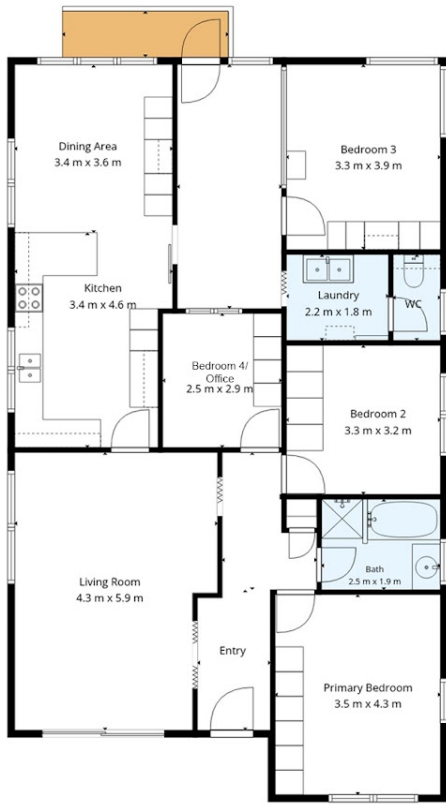
4 BED | 1 BATH | 2 CAR

PRICE:
\$850,000

OPEN FOR INSPECTION:
N/A



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SITEPLAN (NOT TO SCALE)

Approx Internal SQM 134m²

16 Morris St, **Birmingham Gardens**

Measurements are for illustrative purposes only. Dimensions are based on sources we believe to be reliable, however accuracy is not guaranteed.



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.