



FOR SALE

FIRST TIME OFFERED IN 50+ YEARS!

Whether you are searching for your first home, next renovation project or an investment with genuine upside, 6 Kirkton Crescent presents an exciting opportunity to secure a freestanding home and add value over time.

Positioned on an approximately 504sqm level parcel, the property offers a practical three-bedroom floorplan with comfortable living spaces and excellent scope to modernise, personalise and create something special.

Move in and improve at your own pace, renovate to unlock its full potential or enhance the property for future rental returns—the possibilities are yours to explore.

Property features include:

- Three well-proportioned bedrooms
- Renovated family bathroom
- Original kitchen offering excellent scope to modernise and add value
- Dedicated meals area adjoining the kitchen
- Comfortable formal lounge room
- Two split-system air conditioners (lounge room & bedroom two)
- Internal laundry
- Single lock-up garage
- Single carport
- Generous, level backyard
- Approximately 504sqm parcel
- Outstanding potential for buyers looking to renovate and capitalise

Conveniently located within the Woodberry Public School and Francis Greenway High School catchments, the home is close to local shops, childcare facilities and public transport.

Beresfield Railway Station provides direct Hunter Line connections towards Newcastle and Maitland, while Beresfield CBD, the New England Highway and major motorway connections are all within easy reach. Newcastle CBD is approximately 22 kilometres away, making this a convenient base for buyers working throughout Newcastle and the wider Hunter region.

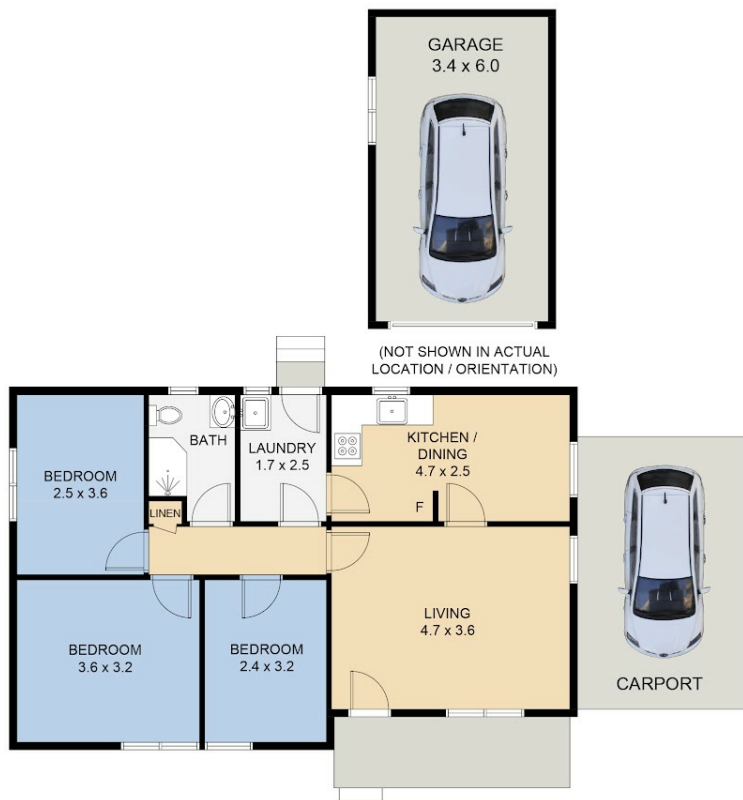
3 BED | 1 BATH | 2 CAR

PRICE:
\$650,000

OPEN FOR INSPECTION:
N/A

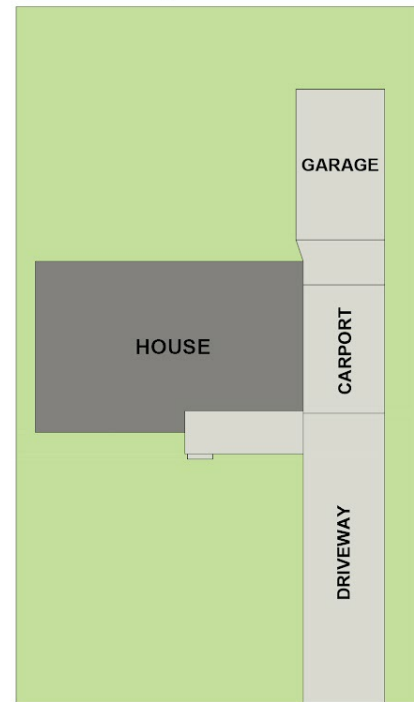


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SITE PLAN

(Not to Scale)



KIRKTON CRESCENT

6 KIRKTON CRESCENT WOODBERRY

DISCLAIMER: FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. YOU SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE SUITABILITY FOR YOUR SPACE REQUIREMENTS.

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.