

33 Heaton Street, JESMOND, NSW 2299

Charming Cottage with Updated Bathroom & Secure Side Access to Garage

Positioned in a convenient location close to parks, schools, and shopping centres, this charming three-bedroom cottage offers comfortable living with fantastic outdoor appeal. Blending classic character with modern updates, the home features an updated bathroom, light-filled interiors, and a spacious entertaining deck perfect for relaxing or hosting family and friends. Side driveway access leads to a freestanding garage and separate storage shed, providing excellent space for vehicles, hobbies, or additional storage.

Inside, the home offers a practical and welcoming layout with three well-sized bedrooms, including a main bedroom complete with built-in wardrobes. A cosy lounge room flows through to the functional L-shaped kitchen, while the updated modern bathroom adds a fresh contemporary touch. An inviting entry porch and separate laundry enhance everyday convenience, while outside, the covered entertaining deck overlooks a generous secure yard ideal for children, pets, or weekend gatherings. Completing the package is secure side driveway access to a freestanding garage and separate storage shed, providing excellent storage and off-street parking options.

Close to several well-regarded schools including sought after Heaton Public School (2 mins) and Callaghan College Waratah (9 mins), walk to Heaton Park Soccer Field and Jesmond Central Shopping Centre, the University Callaghan Campus (2 mins), John

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 92P1414

SALE DETAILS

Guide \$800,000 to \$850,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

Hunter Hospital and Mater Hospital (8 mins), major shopping centres and nearby cafes, while being an easy drive from the Pacific Motorway, Hunter Expressway and into Newcastle's CBD.

The features of this home are as follows:

- 3 Bedrooms (main with built-in)
- L-shaped Kitchen
- Modern Bathroom
- Lounge Room
- Laundry
- Covered Entertaining Deck
- Single Garage
- Storage Shed
- Secure Side Driveway Access
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 488msq block

Potential Rent - \$680 per week.

Council Rates - \$496 per quarter.

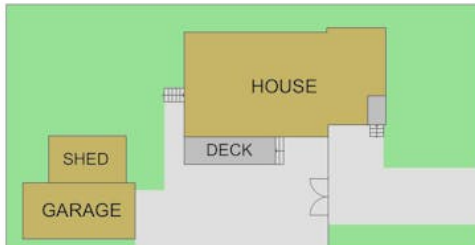
Water Rates - \$246.77 including usage per third.

This property offers a fantastic opportunity to purchase a home in one of our regions convenient suburbs.

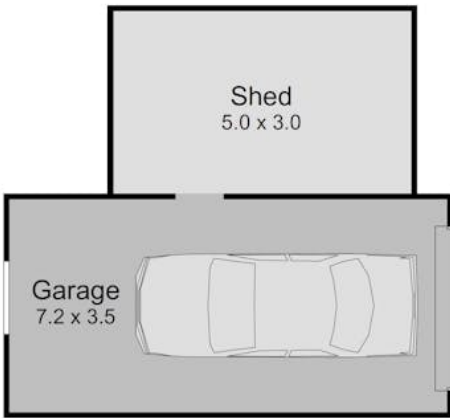
A contract for sale and pest and building reports are available for your information.

- Land Area 488.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage





SITE PLAN
(NOT TO SCALE)



33 Heaton Street, Jesmond

House Internal Area Approx: 83m²
Garage & Shed Area Approx: 41m²



Disclaimer for Real Estate Drafting. These plans are to be used for advertising purposes only. Interested persons should rely on their own enquiries.