



FOR SALE

54 Linwood Street, Maryville

3 bed – 2 bath – 1 gar

Impressive Townhouse in a Prime Location

Torrens Title, 3 level townhouse on the Throsby Creek Foreshore, very well positioned, only minutes to the Newcastle Yacht Club, & Newcastle Interchange

- Open plan living on the ground floor, leads to a private courtyard
- Spacious kitchen, gas cooking, ample storage, separate dining
- 3 bedrooms each with wardrobe, 2 with balcony
- 3rd level, large attic bedroom with wardrobe & air-conditioner
- 2 bathrooms plus additional powder room downstairs
- Single garage with direct entry to the private courtyard

Land Description:	Lot 28 DP 1001171
Zoning:	R2 Low Density Residential
Council Rates:	\$2,116.29 pa
Potential Income:	\$580.00 to \$595.00 pw

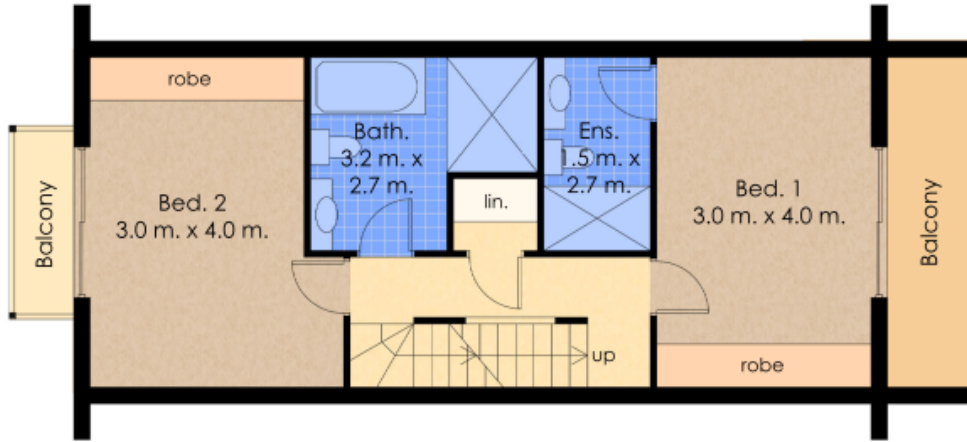
The above information has been gathered from sources that we consider reliable, however we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested persons should rely on their own enquiries.

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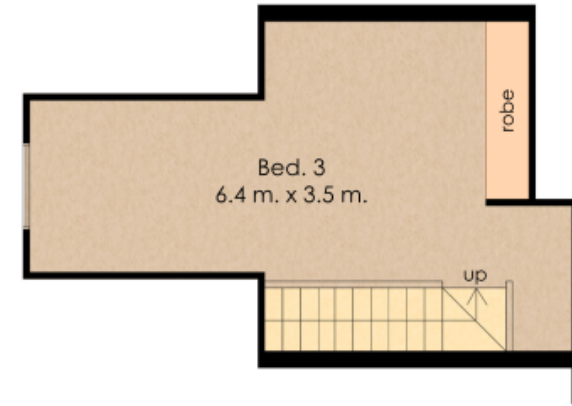


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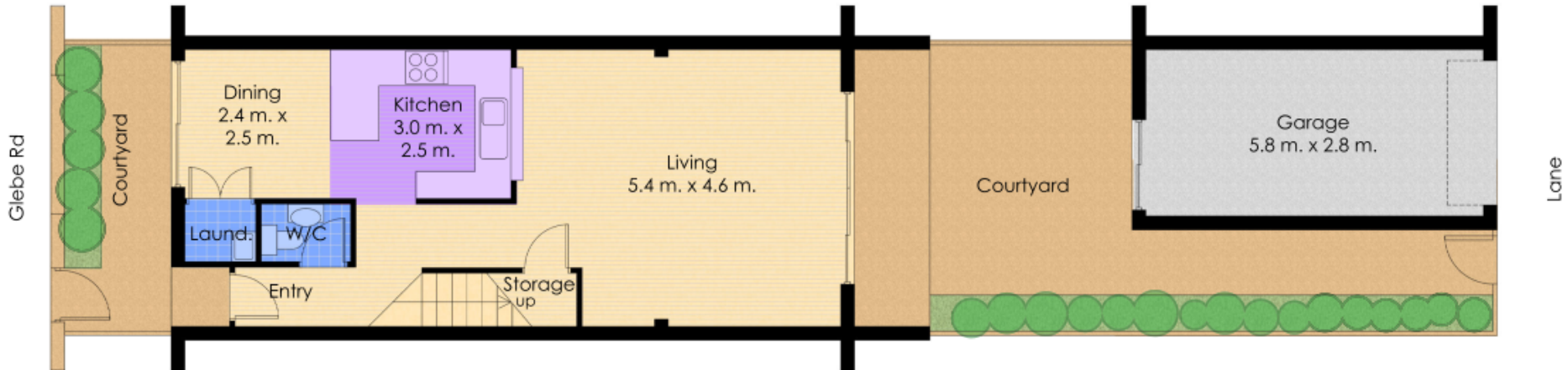
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Middle Floor Plan



Upper Floor Plan

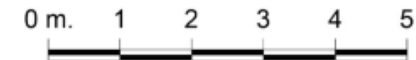


Lower Floor Plan

Total Approx Internal Floor Area: 185 sqm



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Maryville



Measurements and direction of north are approximate and are to be used as a guide only.