



BIRMINGHAM GARDENS
79 Naughton Avenue

4  2  2 

Individual And Expressive

This appealing home with detached studio/potential granny flat would be perfect for the first home buyer or savvy investor.

Having been refreshed with new carpet, blinds & painted throughout, the home features 3 bedrooms with built ins, central kitchen and bathroom, there is separate lounge and dining rooms with the lounge, study or 4th bedroom at rear accessing a covered back verandah.

Other features include a single carport, fully fenced yard with wide drive access. At the rear of the home is a detached studio/potential self-contained granny flat and semi inground pool that requires upgraded fencing for compliance.

This centrally located home is just moments to the University, Stockland Jesmond Shopping Centre, schools, clubs, cafes and transport. The perfect opportunity but you better be quick!


Situated in an ultra-convenient location, this home provides:

- *Easy access to public transport.
- *1.5klm to Stockland Jesmond Shopping Centre.
- *1.3klm to The University of Newcastle.
- *1.0klm to Newcastle Inner City bypass.
- *1.8klm to Callaghan College Jesmond.
- *12klm to Lake Macquarie foreshore.

Property ID	L727854
Property Type	House
Garages	2
Land Area	582.0 sqm

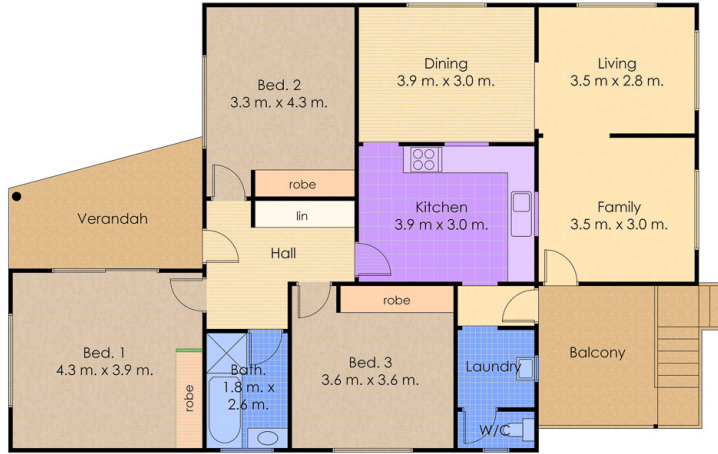
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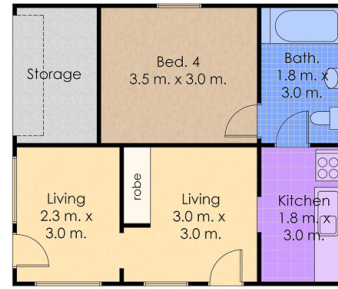
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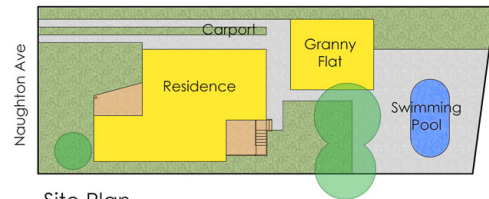
*11.5klm to Newcastle CBD.



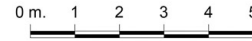
Floor Plan
Approx. Internal Floor Area inc. Granny Flat: 155 sqm.



Granny Flat Floor Plan



Site Plan
Not to Scale



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

Raine & Horne 79 Naughton Ave,
Birmingham Gardens