



244 Sandgate Road Birmingham Gardens NSW

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This conveniently located property is just waiting for someone to put their stamp on it.

Offering:

- 3 Bedrooms all with Built in robes
- Oversized combined lounge/dining room
- Main bathroom with bath, shower and separate WC
- Kitchen with ample cupboard space, electric upright stove and loads of natural light
- Sunroom and study both overlooking the north facing backyard
- Side access to single garage with extra storage to rear

Located on a wonderful 543sqm approx. block, this home is priced to sell.

Zoned for Shortland Public School, Callaghan College Waratah Campus for Yrs 7 - 10 and Callaghan College Jesmond Senior Campus for Yrs 11 and 12.

With reserve to the rear this property is waiting for you!

Council Rates: approx \$1568pa

Price : \$ 625,000
Land Size : 543 sqm
View : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/birmingham-gardens/residential/house/7228387>



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244 SANDGATE RD BIRMINGHAM GARDENS

All measurements are indicative and shown in metres. It is not an exact replica of the property internally or externally. Interested parties should not rely wholly on these plans and make their own enquiries.