



107a Wilkinson Avenue Birmingham Gardens NSW

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FRESH, MODERN AND EASY CARE DUPLEX

Step inside this modern property to find a light-filled living room with a central hallway drawing you through to the open-plan kitchen, dining and family zone. Gleaming white cabinets and sweeping benchtops are yours to enjoy in the kitchen along with a gas cooktop, a dishwasher and a tiled backsplash.

All three bedrooms run off the main hallway with two offering built-in robes and all enjoying easy access to the bathroom with a separate bath and shower. A separate toilet is also nestled within the laundry and there's a single garage with internal access for added convenience.

Outdoors you will enjoy the screened alfresco area, easy care yard complete with mature trees, lush lawn and a garden shed. Those with pets will adore this generous outdoor area and there's even a sunny patio space plus a clothesline.

The University of Newcastle is just down the road and you're within easy reach of Callaghan College Jesmond

View : <https://www.crawfordrealestate.com.au/lease/nsw/newcastle-region/birmingham-gardens/residential/semi-detached/7246954>



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SITE PLAN



FLOOR PLAN



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



107a Wilkinson Avenue, Birmingham Gardens APPROX. TOTAL FLOOR AREA: 135.8M²