

## 24 Hughes Street Birmingham Gardens NSW

3  1  2 

Freshly painted 3 bedroom weatherboard and tile cottage close to University, shops and services. Sitting forward on a level 595m2 fenced block this lovely house is perfect as your family home or proximity to amenities creates investment potential.

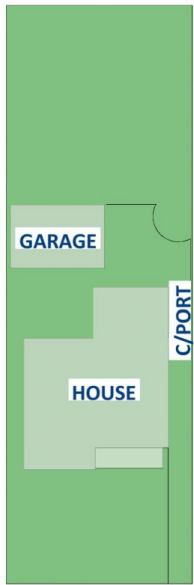
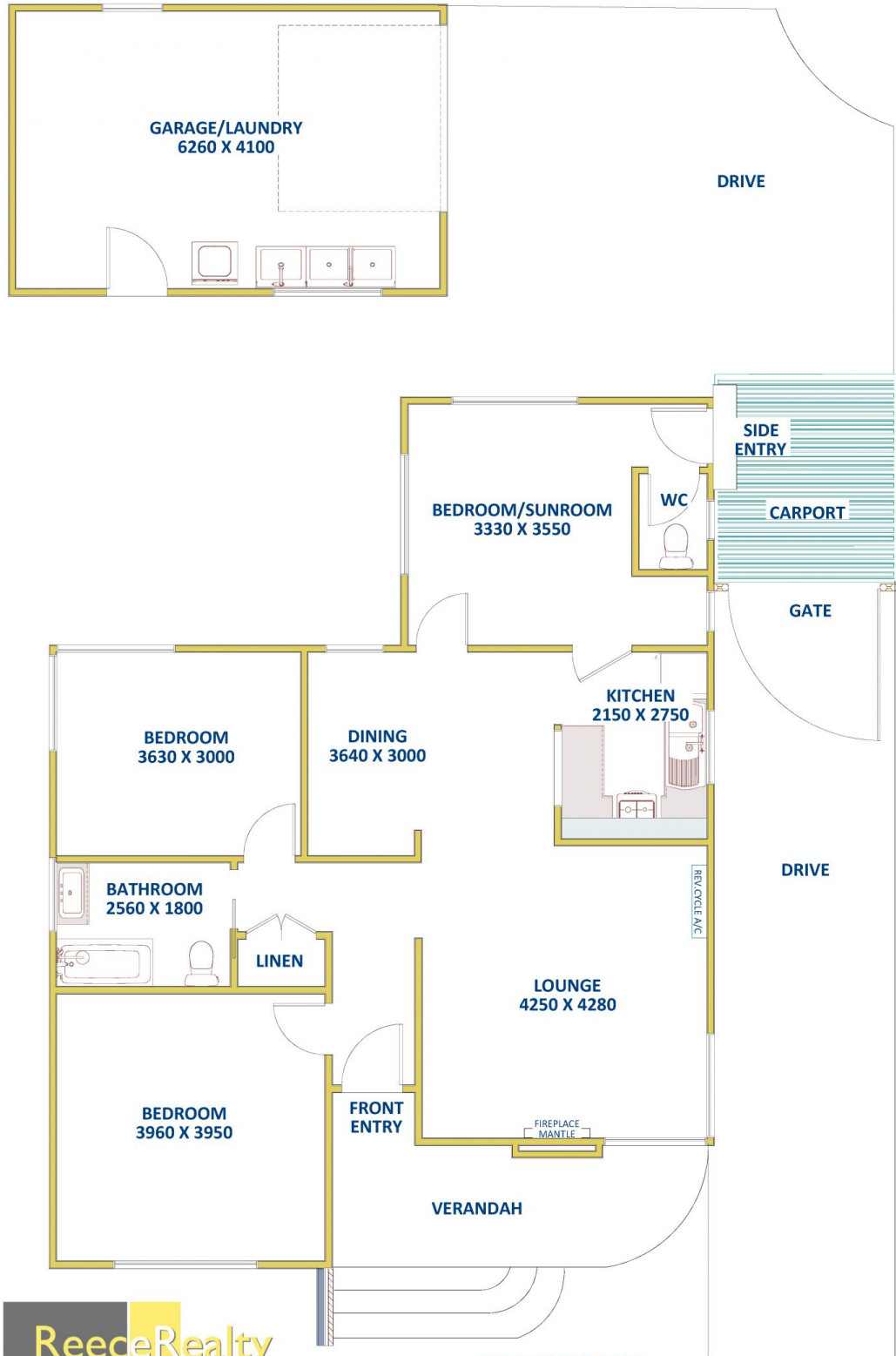
Maintaining some original features such as high ceilings with decorative cornices, fireplace mantle in the lounge and art deco curved front verandah imbue charm and character.

The hall from the front entry directs you on the left to two generous bedrooms and fresh bathroom with shower over full size bath, a vanity and toilet. To the right is the spacious, light filled lounge with reverse cycle air conditioning. Walk through to a neat kitchen and dining space.

**Land Size** : 595 sqm  
**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/birmingham-gardens/residential/house/7688751>



**Allen Reece**  
02 4950 2025



HUGHES STREET

SITE MAP



TOTAL LIVING AREA  
APPROX 95M2

**24 Hughes Street,  
BIRMINGHAM GARDENS**

**FLOOR DIAGRAM**  
**\*\*NOT TO SCALE\*\***  
This drawing has been prepared for marketing purposes. Dimensions are a guide only.