



## 18 Fussell Street Birmingham Gardens NSW

2 1 1

Sitting forward in the narrow section of a moderately wedge shaped 601m2 block is a weatherboard and tile cottage requiring care or clearance. Located close to University, shops and public transport, this property offers potential for the hardy renovator or small developer alike.

The existing dwelling has all the features, good and bad, commensurate with the style and build of the era. There is a spacious main bedroom, enclosed sunroom/second bedroom, large loungeroom, bathroom with shower over bath, kitchen, internal laundry and WC.

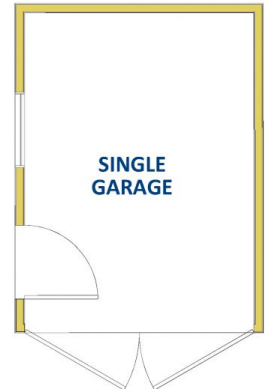
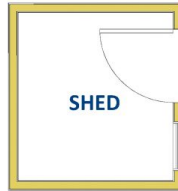
Long side drive access to the garage and back yard creates extra off street parking and granny flat/development potential (subject to NCC).

This property would do well with some structural tidying.

**Land Size** : 601 sqm  
**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/birmingham-gardens/residential/house/7746377>



**Allen Reece**  
 02 4950 2025



FUSSELL STREET

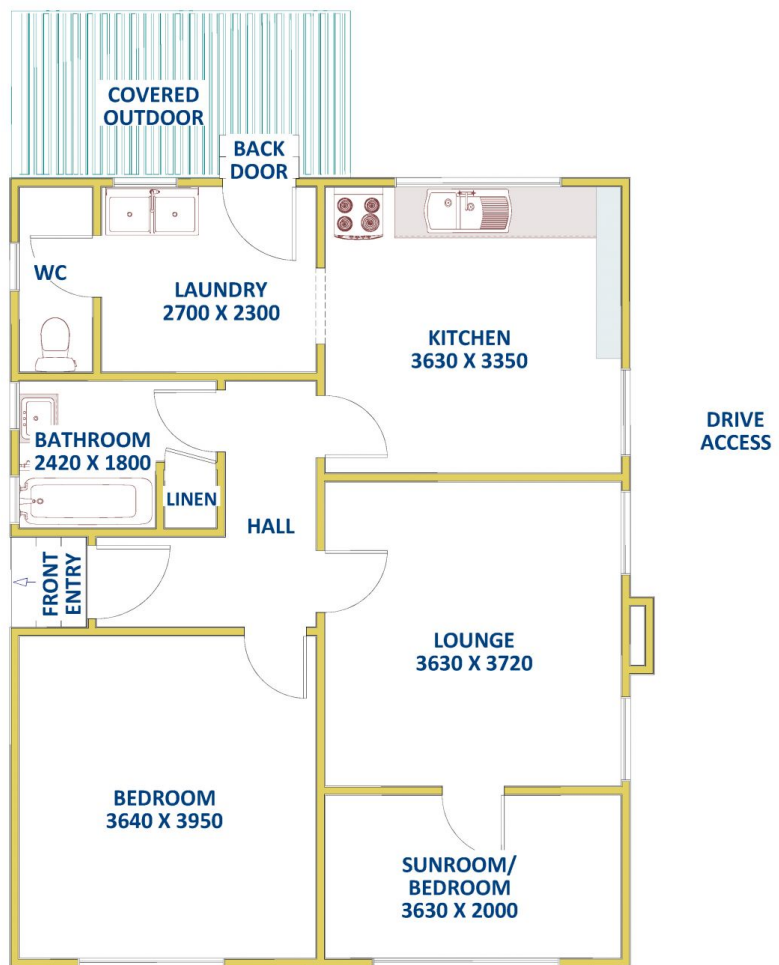
## Site Map



### FLOOR DIAGRAM

**\*\*NOT TO SCALE\*\***

This drawing has been prepared for marketing purposes. Dimensions are a guide only.



**18 Fussell Street,  
BIRMINGHAM GARDENS**

**TOTAL LIVING AREA  
APPROX 72 SQM**