



## 43 Naughton Avenue Birmingham Gardens NSW

5 3 2

Excellent investment opportunity in this weatherboard and tile 5 bedroom, 3 bathroom home an easy walk to University, schools, shops and services.

Currently leased by the room with potential to earn more with some tidying. Furnished to suit student/share accommodation and each bedroom door has its own lock.

Two bedrooms have private ensuites and the three remaining bedrooms are serviced by a renovated main bathroom with full size bath, separate shower and adjoining WC.

Open plan combined kitchen/dining includes new vinyl hybrid flooring, ceiling fan and opens to the light filled living room with elevated treetop views to the end of the gently sloping 531m2 block.

This property has a potential rental return of \$835 per week as is.

Contact Allen Reece on 0409 814 400 or email

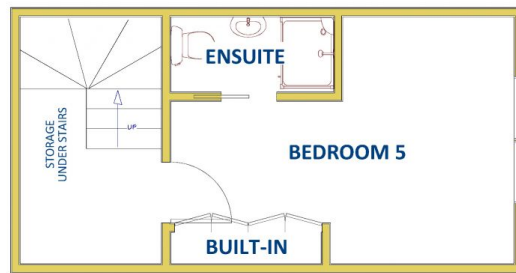
**Price** : \$ 690,000

**Land Size** : 531 sqm

**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/birmingham-gardens/residential/house/7753968>



**Allen Reece**  
02 4950 2025



**DOWNSTAIRS**



**TOTAL LIVING AREA  
APPROX 140 SQM**

**43 Naughton Avenue,  
BIRMINGHAM GARDENS**

**FLOOR DIAGRAM**

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

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

