



16 Naughton Avenue Birmingham Gardens NSW

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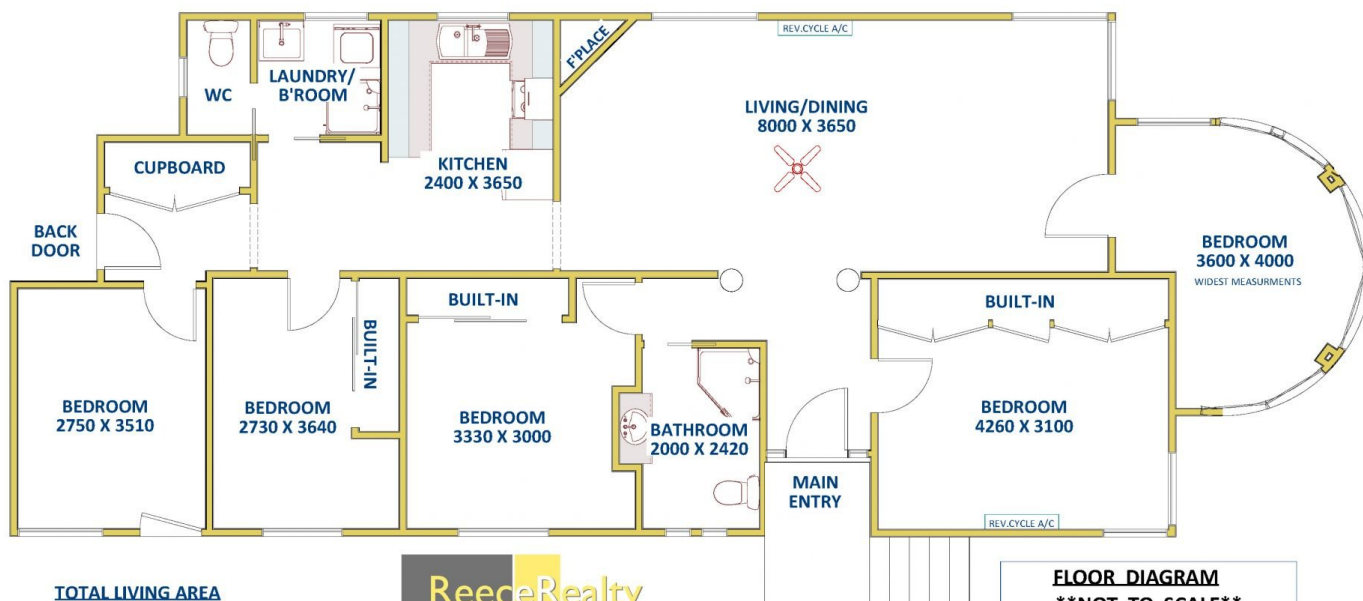
Weatherboard and tile 5 bedroom, two bathroom cottage consistently well maintained and updated to suit comfortable shared living. Conveniently located within a short walk to bus stop, University, shopping centre and services. Expected increase upon re-let by approximately 20% on current returns of \$780 per week.

The main entry opens onto a wide hall that leads to the spacious combined living/dining room from which district & distant views to Sugarloaf create a sense of space and light. Some attractive original architectural features add charm while reverse cycle air conditioning and a ceiling fan increase comfort. Walking toward the rear of the home you will pass through the neat galley style kitchen containing everything needed for comfortable home cooking, a bathroom/laundry & WC plus extra cupboard space then out the back door to a small, private paved area.

Land Size : 268 sqm
View : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/birmingham-gardens/residential/house/7841335>



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16 Naughton Avenue, BIRMINGHAM GARDENS

FLOOR DIAGRAM

****NOT TO SCALE****

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