



## 83 Naughton Avenue Birmingham Gardens NSW

2 1 1

Set forward on a 582m<sup>2</sup> fully fenced block, close to University and public transport, this meticulously maintained weatherboard & tile cottage has two spacious bedrooms, lounge, combined kitchen/dining, sunroom and bathroom. Dwelling placement, side drive access to garage/workshop at the rear and generous block size offer potential for granny flat or other development (subject to NCC).

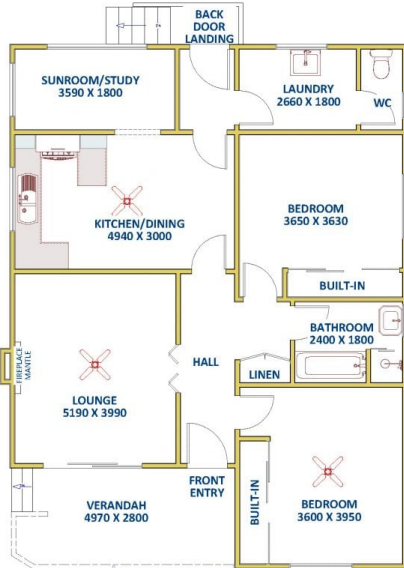
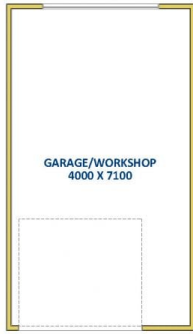
Ingress from your private front verandah is through either the front door or glass sliders opening directly into the spacious formal lounge with ceiling fan and decorative brick fireplace mantle. High ceilings throughout create a sense of space and there is no shortage of natural light. Across the hall from the lounge, also facing the front garden, is a large

**Type** : House  
**Land Size** : 582 sqm  
**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/birmingham-gardens/residential/house/7967140>



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[For full version visit the website](https://www.reecerealty.com.au)



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



Internal Area  
approx. 93m<sup>2</sup>



SITE PLAN

**83 Naughton Avenue, BIRMINGHAM GARDENS**