



## 43 Moore Street Birmingham Gardens NSW

7 2 1

Investors take note, positioned within a short walk to Newcastle University is this seven bedroom home with two bathrooms on a 676m2 block of land.

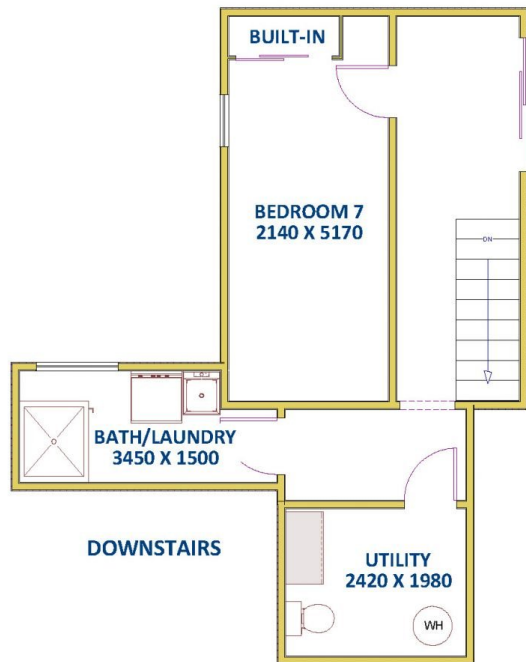
This home has been rented to university students for many years, the property is tired and ready for a tidy up. With some effort you could improve its appearance, making it sought after share accommodation for University students. Presently the property rental potential is \$885 per week and with improvements rental return could be increased by 30%. Demand for accommodation in the area continues to increase.

This weatherboard and tile home is set in a high position with a large front porch and OSP. Six bedrooms are clustered together with a central bathroom plus extra WC available. The seventh bedroom is downstairs where there

**Price** : \$700,000 to \$750,000  
**Land Size** : 676 sqm  
**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/birmingham-gardens/residential/house/7982361>



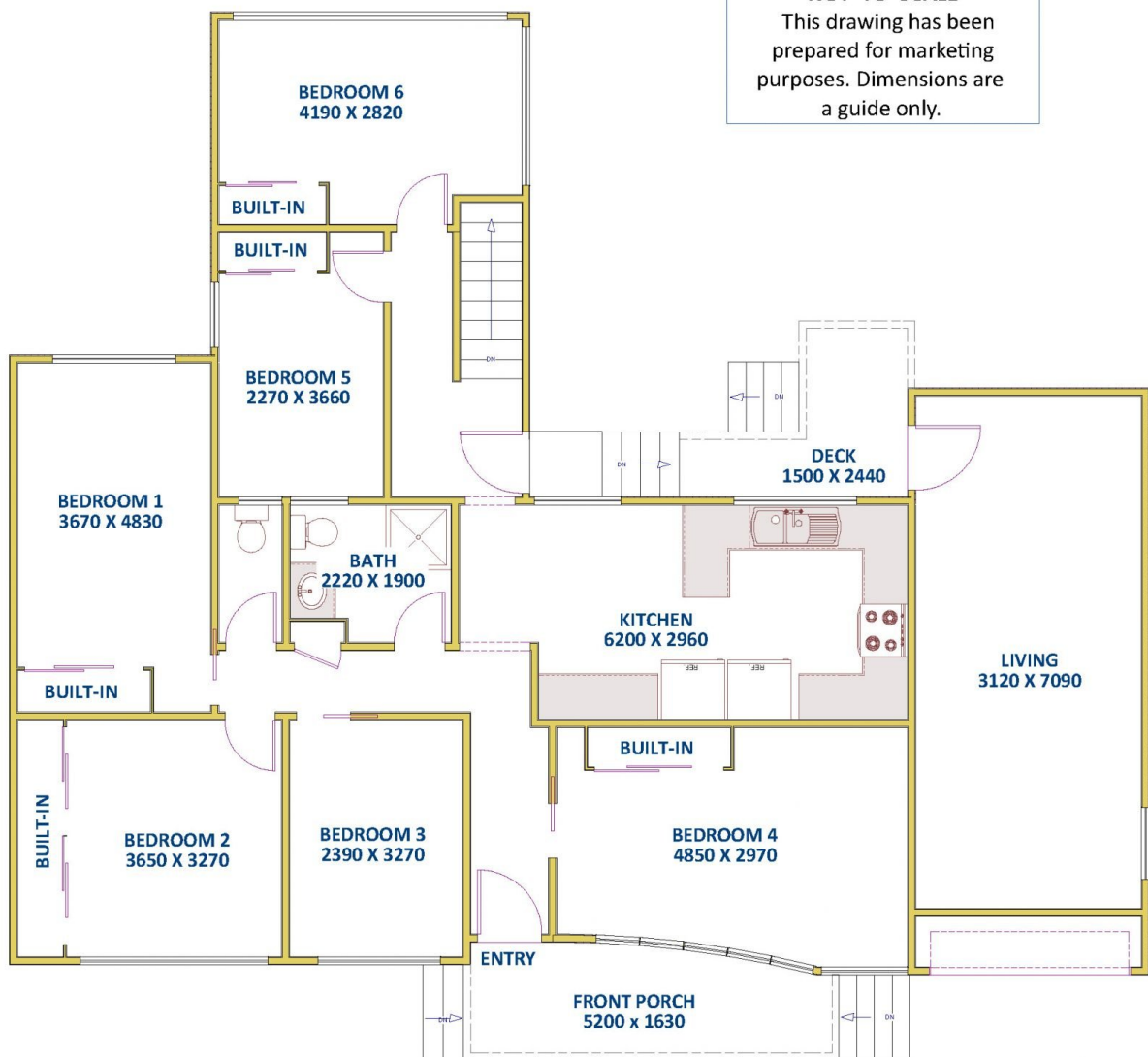
**Allen Reece**  
**02 4950 2025**



# **FLOOR DIAGRAM**

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

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



**43 Moore Street, BIRMINGHAM GARDENS**