



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.

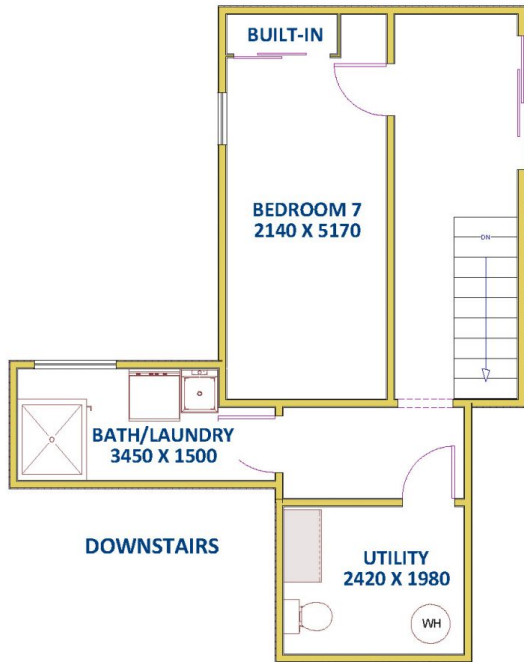
This home has been rented to university students for many years, the property is tired and ready for a tidy up. With some effort you could improve its appearance, making it sought after share accommodation for University students. Presently the property rental potential is \$885 per week and with improvements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

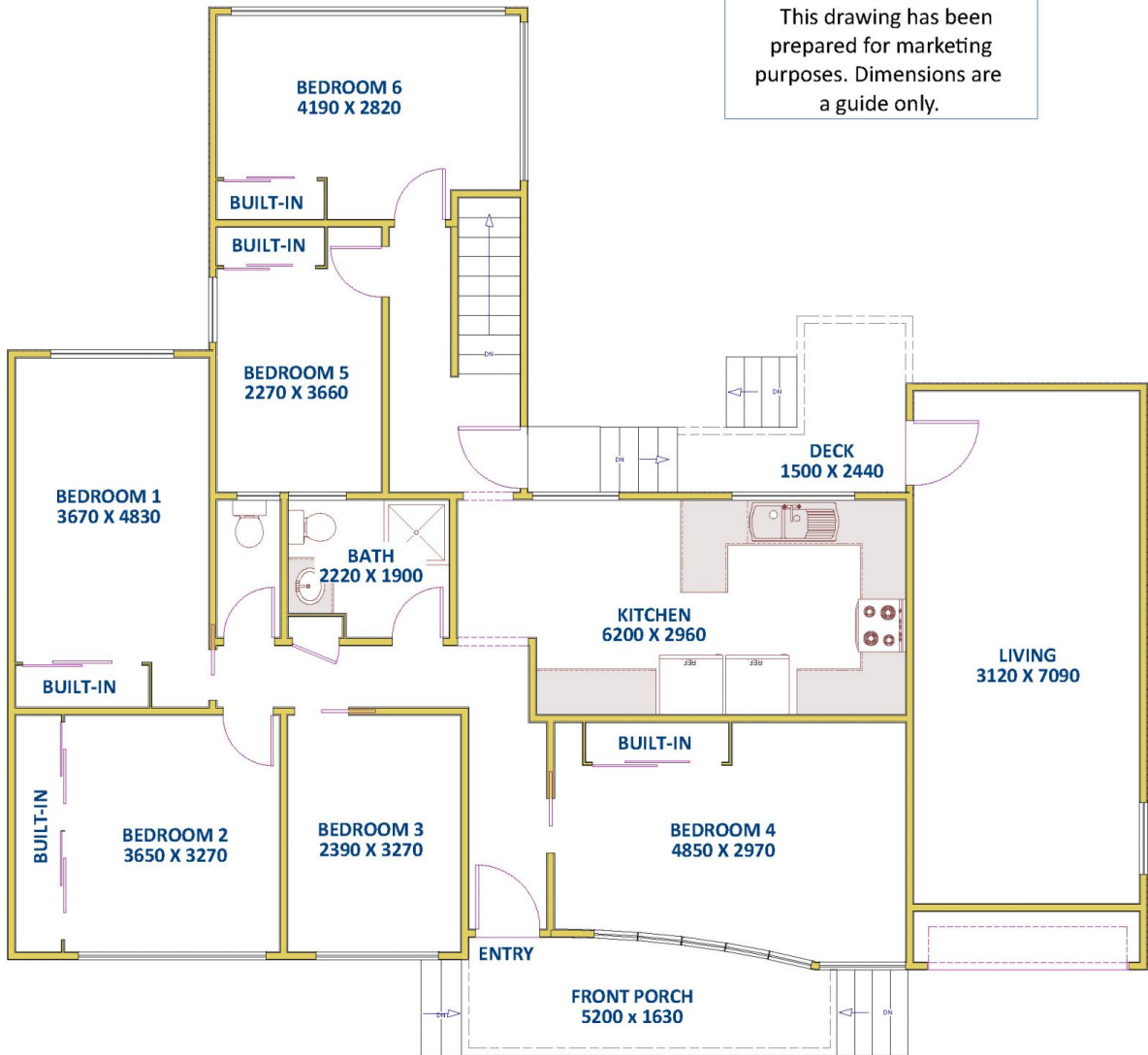
Price : \$700,000 to \$750,000
Land Size : 676 sqm
View : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/birmingham-gardens/residential/house/7982361>



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



43 Moore Street, BIRMINGHAM GARDENS