

**103/1 Scott St, Newcastle East, NSW, 2300**

**Street Property.**

**Apartment For Sale**

Saturday, 7 December 2024

103/1 Scott St, Newcastle East, NSW, 2300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## **Epitome of beachside living - private three-bedroom townhouse-style apartment**

Residing exclusively in a coveted position of the premium 1 Scott Street apartment complex awaits the epitome of a beachside living. Drenched in sun and surrounded by the sound of the waves and ocean breezes, within seconds of stepping out your front gate you can be barefoot on the sand and immersed in the Pacific Ocean.

This incredible apartment delivers a unique design, level of access and scale of proportions that makes it feel more like a free-standing townhouse. It is the only apartment with private access off Moroney Avenue and internal secure parking actually within your own dual level home. Nearly this entire three-bedroom, two bathroom property is surrounded by an exclusive and infinite sized wrap-around sun-drenched terrace which is perfect for your morning 'post swim' coffee, hosting gatherings or for kids to play. This property has been ingeniously fitted with an abundance of storage and all three bedrooms are complete with built-ins, while the master also includes an ensuite with double basins and a soaking tub. A contemporary open-plan living, dining and kitchen area receive ample natural light with three walls of windows framed with plantation shutters.

It's the world-class position that this apartment speaks to, allowing you to inhale and exhale the calm of the sea-air and absorb all day sun, before catching a glimpse of the water as you step out your front gate for a surf, stroll, dip in the ocean baths or to indulge in one of many vibrant and popular Newcastle cafes, restaurants or bars.

Private three-bedroom, two-bathroom 277sqm townhouse style apartment

Covetedly positioned with private access from Moroney Avenue and direct footpath to Newcastle Beach

Infinite outdoor terrace that wraps almost entirely around the apartment

Contemporary open plan living, dining and kitchen connected to terrace

All three bedrooms are fitted with built-ins, the master includes ensuite with double basin and soaking tub

Ingenious storage throughout the dual level property

Unique double vehicle access directly inside of the apartment with internal stairs (no lifts)

Complex comprises of pool, gym and sauna for tenants only

Just metres from the light-rail, ocean baths, Nobby's and Newcastle beach, plus a selection of vibrant cafes, restaurants and bars

Newcastle Grammar School 0.86kms, Newcastle East Public School 1.18kms, Newcastle Grammar Park School Campus 2.63kms, Newcastle High School 2.93kms

Council Rates: \$429 per quarter

Water Rates: \$253 + Usage per quarter

Strata Levies: \$12,121.85 per quarter

### **DISCLAIMER**

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.