

5 Young Road, Broadmeadow, NSW, 2292

House For Sale

Tuesday, 26 November 2024

5 Young Road, Broadmeadow, NSW, 2292

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House

Heritage Charmer with Industrial 3-Car Garage & Mixed-Use Zoning in Broadmeadow's Heart

You've always wanted this! Oozing street appeal, this picture-perfect heritage home is nestled behind a white picket fence and framed by neat hedgerows, with a quintessential front verandah that draws you in. From the moment you lay eyes on it, you'll be charmed by its timeless appeal – yet there's so much more to discover here than meets the eye.

Not only does this home offer spacious, comfortable living, but it also comes with exciting income-producing and development potential. Whether you're seeking a property with a proven rental return of \$950 per week or looking to explore the mixed-use zoning with endless commercial possibilities – think shop-top apartments, a home-based business, or more – this is an opportunity that doesn't come around often.

Inside, the home offers a traditional layout with grand proportions. High ceilings and wide hallways lead to three spacious double bedrooms, all freshly carpeted, including a king-sized master with a cast-iron fireplace and mirrored timber mantle. The open-plan living area features another charming fireplace and seamlessly connects to a large, renovated kitchen with a Smeg electric oven, gas hob, and dishwasher. You'll love the underfloor heating in the kitchen and bathroom, along with air-conditioning to keep you comfortable year-round. The bright, tiled bathroom has also been fully renovated and includes a luxurious spa bath, ample storage, and laundry facilities. The home also features 21 solar panels, helping to reduce energy costs and enhance sustainability.

At the rear of the property, a paved, covered alfresco area with plenty of space for a BBQ invites year-round entertaining, while the surprisingly lush, grassed yard is perfect for kids and pets to run and play. This space leads to a generous party deck adjoining the impressive 3-car industrial garage, which features extra height to accommodate a caravan or boat. The garage is equipped with a second bathroom and kitchen, plus a mezzanine, drive-through access, and rear lane entry – ideal for tradies, tinkerers, and those with lots of toys.

This beautifully presented home is ideally located in the heart of Broadmeadow, just a stone's throw from Broadmeadow Station – a major regional interchange with services to Sydney, the Central Coast, and beyond. It's also within walking distance to parks and playing fields and is in the catchment for Hamilton Public and Newcastle High schools, while both Hunter School of the Performing Arts and Merewether High School are also easily walkable. Foodies will love that Newcastle's vibrant dining scene is just minutes away, while beach and lake lovers will appreciate easy access to the region's iconic coastline. For car commuters, access to major arterial routes is seamless, making your workday travel a breeze.

Don't miss your chance to secure this charming heritage home with mixed use potential, modern comforts, and undeniable appeal. Contact us today to arrange an inspection and explore the possibilities of this prime Broadmeadow property.

Features include:

- Charming heritage home with soaring ceilings and grandly proportioned rooms, featuring dual fireplaces creating cozy spaces for relaxation.
- Open-plan living and dining area with stunning bamboo flooring and a connection to the outdoor living spaces – perfect for family gatherings or entertaining guests.
- Front verandah plus two sizeable areas for entertaining at the rear, including an undercover alfresco area connecting to the home and a huge entertaining deck with full night-time lighting – ideal for hosting gatherings or relaxing outdoors.
- Renovated kitchen with an abundance of bench and cupboard space, Fisher & Paykel dishwasher, Smeg electric oven and gas hob.
- Three generously sized bedrooms with high ceilings and original period features, providing space and character throughout. The king-sized master features a cast-iron fireplace, and there's plenty of space for a built-in wardrobe.
- Tiled, renovated bathroom with a luxurious spa bath and underfloor heating for added comfort. The large, fitted vanity is equipped with laundry facilities. For convenience, a second bathroom is located in the garage.

- Extras include 21 solar panels (5kW system), helping to reduce energy costs and increase sustainability; a new hot water system; efficient gas heating and cooking; plus ceiling fans and two air-conditioning systems for year-round comfort.
- Extra height 3-car garage with rear lane access, offering plenty of parking space and additional storage options. Equipped with a bathroom, home office and kitchen.
- Surprisingly good-sized yard for its urban location, including lush lawns for kids and pets to play.

Prime Location:

- Walking distance to Broadmeadow Sports Complex, Newcastle Entertainment Centre, and Newcastle Racecourse.
- Close to vibrant Beaumont Street for eclectic cafes, restaurants, and amenities.
- Easy access to Broadmeadow train station and public transport, for easy weekenders or weekday commutes.
- Only minutes away from Newcastle's stunning beaches and the CBD.

Investment and Development Potential:

- With strong rental proven returns, this property offers a solid investment opportunity in a sought-after location, with excellent potential for future development.
- Zoned for mixed use business, offering excellent potential for future development e.g. shop-top apartments or commercial ventures.

Outgoings:

Water rates: \$903.18 approx per annum

Council rates: \$2,403.32 approx per annum

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