

402/58B Bolton Street, Newcastle, NSW, 2300

Unit For Sale

Saturday, 11 January 2025

402/58B Bolton Street, Newcastle, NSW, 2300

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Chasse Ede
0240814702

Top-Tier Living at Parque, Steps from Newcastle Beach

Visionary design meets exceptional craftsmanship in this two-bedroom, two-bathroom 'Parque' residence, perfectly positioned in the heart of Newcastle to deliver the ultimate urban lifestyle. Inside, the spacious open plan living area seamlessly flows to terraces at both ends, creating a natural indoor-outdoor connection. This clever design allows for superb cross-ventilation, filling the home with fresh air and natural light.

At the heart of the living space is a sleek, contemporary kitchen, fitted with premium Smeg appliances, which serves as both a practical cooking space and a stylish centrepiece. And for those working from home, the inclusion of a study nook with a built-in desk and clever storage ensures you've got everything you need within reach.

One of the standout features of this residence is the northeast-facing terrace. Spanning an impressive 16.5sqm, this alfresco area is perfect for morning coffees, casual dinners, or simply relaxing with a good book while soaking up the sea breeze.

Secure parking and a storage cage are the finishing touches, adding to the convenience of this easy-living residence. This home offers the kind of lock-and-leave lifestyle that's ideal for busy professionals or those looking for a low-maintenance, yet luxurious, home base.

The tight-knit community atmosphere here is enhanced by beautifully established gardens, offering peaceful areas to relax or catch up with neighbours. Newcastle Beach is just a short run away, making it easy to grab your towel and dive into the ocean. Plus, you're surrounded by a fantastic array of cafes and restaurants, perfect for dining out whenever the mood strikes. The light rail can whisk you to the west end in no time or take a leisurely stroll along the harbour foreshore to Honeysuckle for more dining options.

Living here means you're right in the heart of one of Newcastle's most dynamic and prestigious east-side locations, and this top-shelf apartment matches that energy perfectly.

- ?? Parque is a secure complex with CCTV, cocooned in beautiful, established gardens
- ?? Spacious open plan living featuring timber floors, a/c, and custom cabinetry
- ?? Northeast facing main terrace 5.5m x 3m for alfresco relaxation and dining
- ?? Kitchen with Caesarstone benchtops, Smeg 900mm oven and gas cooktop, dishwasher
- ?? Master bedroom with a/c, walk-in robe and ensuite plus access to second terrace
- ?? Second bedroom with built-in robe and ceiling fan served by main bathroom with shower
- ?? Many study nook with built-in desk and storage
- ?? Secure parking plus storage cage
- ?? On the doorstep of the new Nihon University
- ?? 700m from the harbour foreshore and Honeysuckle, 400m to Newcastle Beach

Outgoings:

Council Rates: \$1,756 approx. per annum

Water Rates: \$767.82 approx. per annum

Expected Rental Return: \$770 - \$800 Per Week

An independent strata report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction: see each report for details.

Flexible deposit and settlement conditions are also available by negotiation with the agent if required.

Offers can also be made prior to auction and each offer will be assessed on its merits.

Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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