







35 Mabel Street Georgetown NSW

Outstanding opportunity to purchase into one of Newcastle's fastest moving suburbs!

Tidy enough to occupy but with potential to add value and create your dream home.

With a north to rear aspect and a floorplan which allows for flexibility this property will be hotly contested - so be quick to inspect!

- Polished timber floors
- Dining room easily converted to bedroom 3
- Rear sunroom
- High ceilings & ornamental fireplace
- Easy care fenced level block
- Side drive access to garage PLUS carport
- Ceiling fans to bedrooms
- Original gas kitchen

Only moments away from parks, schools & Waratah Village.

3 📭 1 🖺 2 🚘

Price : \$ 505,300 **Land Size** : 423 sqm

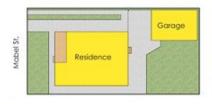
View: https://www.crawfordrealestate.com.au/sale/

nsw/newcastle-region/georgetown/residenti

al/house/5661378

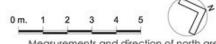


Floor Plan Total Internal Floor Area: 91 sqm



Site Plan Not to Scale





Measurements and direction of north are approximate and are to be used as a guide only.