



### 35 Mabel Street Georgetown NSW

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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!

**Price** : \$ 505,300

**Land Size** : 423 sqm

**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/georgetown/residential/house/5661378>

- 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.



Floor Plan  
Total Internal Floor Area: 91 sqm



Site Plan  
Not to Scale



35 Mabel St.,  
Georgetown



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