

## Birmingham Gardens, 216 Sandgate Road

### SUPERB OPPORTUNITY AWAITS!

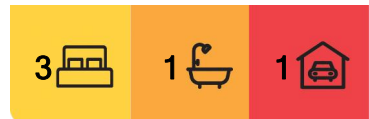
Conveniently located on approx. 531sqm, this charming three bed, one bath, one car, flat block house is perfect for first home buyers and investors alike. With recent kitchen renovations and a functional floor plan, this property is ready for you to move in and make your own. Don't miss out on this opportunity to own a piece of prime located real estate which must be sold!

#### Property Highlights:

- Situated on a 531sqm approx. block
- Conveniently located for inner city commuting
- Three generous size bedrooms of accommodation
- All year-round climate control unit
- Spacious fully fenced rear yard
- Drive through side access to rear yard



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$660,000

**View**  
[ljhooker.com.au/XJ4HN8](http://ljhooker.com.au/XJ4HN8)

**Contact**  
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**LJ Hooker Warners Bay**  
**(02) 4915 3800**



- Fantastic level yard and lots of off-street parking
- Recently renovated kitchen
- Conveniently close to transport links, shopping, and local amenities
- Under 1km to the local catchment school (Shortland Public School)

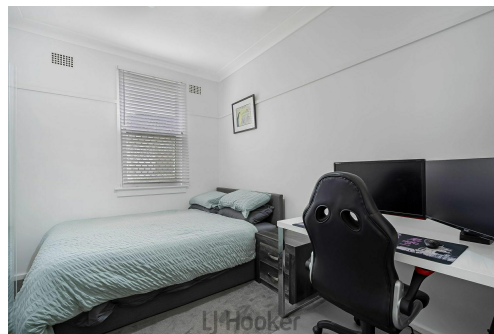
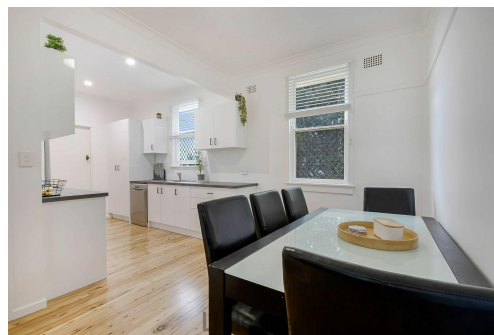
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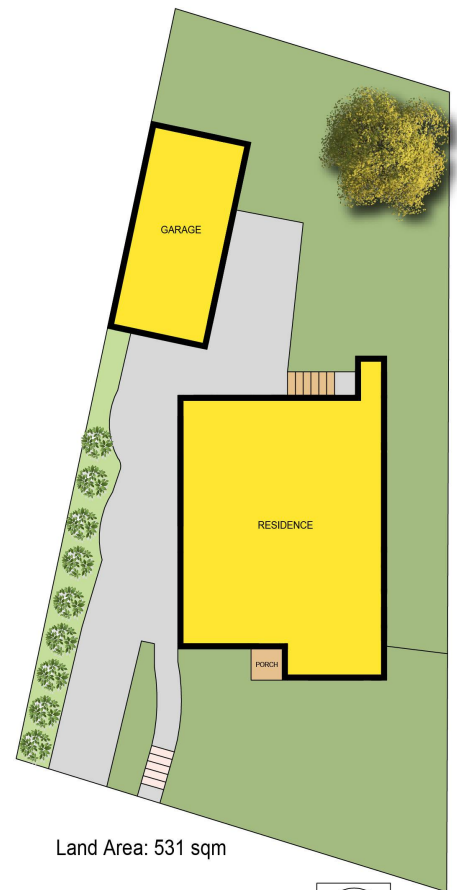
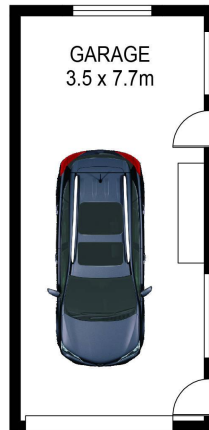
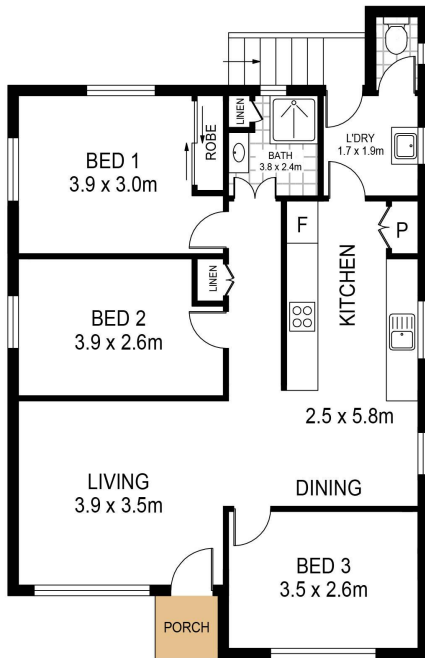
## More About this Property

Property ID	XJ4HN8
Property Type	House
Land Area	531.1 m²
Including	Air Conditioning Toilets (1) Close to Schools Close to Shops Close to Transport Rumpus/Family room

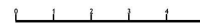
**Cameron Stevenson 0407 929 291**  
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Birmingham Gardens



Total Internal Floor Area: 76 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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