



10 Fraser Street Jesmond NSW

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Secure this high yield investment opportunity walking distance to shopping, University and services. Five bedroom/two bathroom house + four bedroom/2 bathroom flat with two entries allowing the option to separate into three bed/1 bath flat + Studio with kitchenette & ensuite.

Land Size : 594 sqm
View : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/jesmond/residential/house/8022217>

Live in one, rent the others or rent all and receive above average rental returns. House potential is \$650 pw, granny flat potential is \$550 pw plus Studio \$400 pw, with a gross total of \$1,600 pw.

Main House: All bedrooms have ceiling fans and two include built-in robes. The renovated main bathroom services bedrooms 1,2 & 3 and a combined bathroom/laundry is shared by the bedrooms at the rear. Generous bed 4 can be converted back to its original purpose as loungeroom if leased to family. Kitchen and

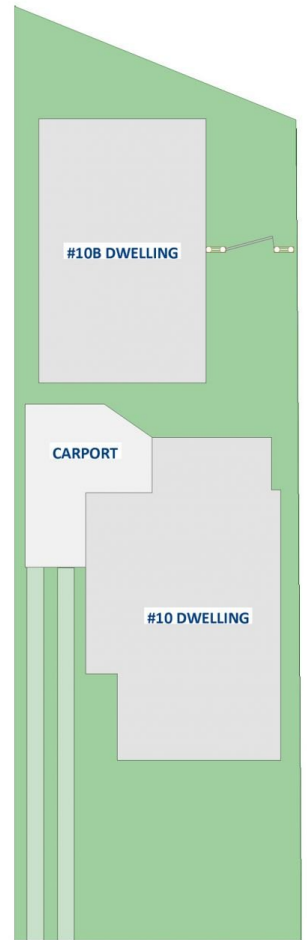


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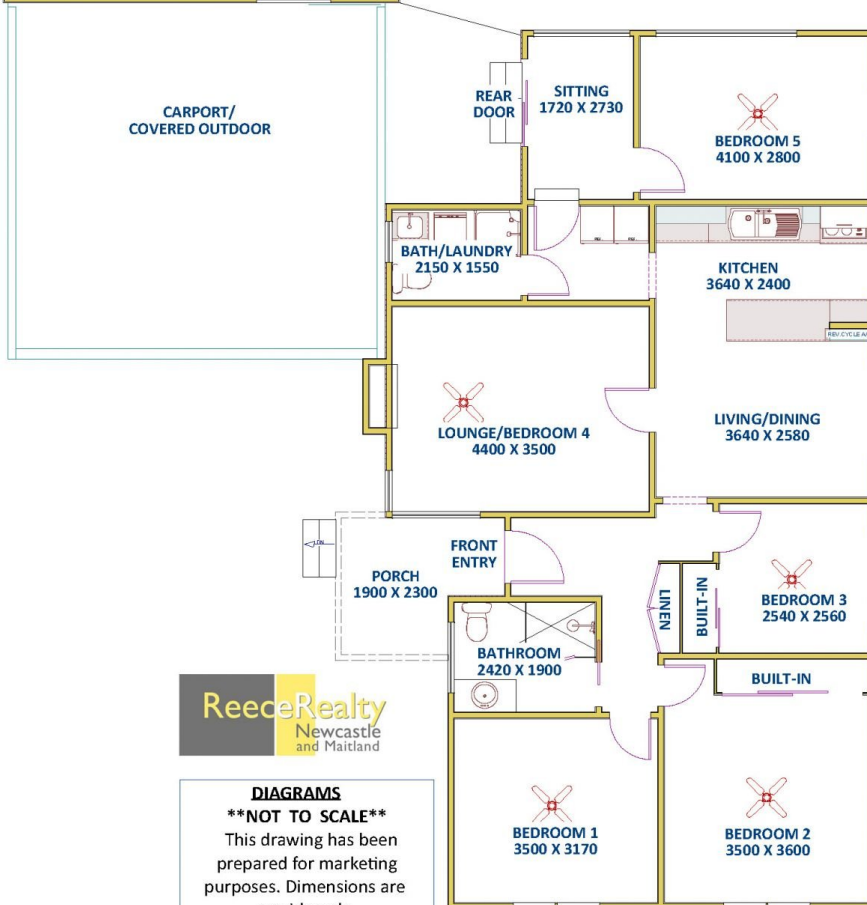


LIVING AREA
75 m² APPROX

**10B Fraser Street,
JESMOND**



SITE MAP



ReeceRealty
Newcastle
and Maitland

DIAGRAMS
****NOT TO SCALE****
This drawing has been prepared for marketing purposes. Dimensions are a guide only.

LIVING AREA
110 m² APPROX

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