

1/265 Sandgate Road, Shortland, NSW 2307

LANE CAMPOS

Townhouse For Sale

Wednesday, 12 June 2024

1/265 Sandgate Road, Shortland, NSW 2307

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$565,000 - \$595,000

Embrace the perfect blend of contemporary style and practicality in this delightful townhouse, ideal for first-time home buyers or savvy investors. This is an opportunity you don't want to miss! This townhouse offers a cosy, yet well-designed open-plan layout over two levels. The modern interior is bright and airy, thanks to an abundance of natural light, and features a smooth indoor/outdoor flow that enhances the living space. Conveniently located within walking distance to the University of Newcastle and Jesmond Shopping Village, this property ensures easy access to essential amenities. It's an ideal option for those looking for a low-maintenance lifestyle or investors seeking a reliable secondary income. Highlights:-- Three bedrooms - all with built-in robes-- Modern kitchen with gas cooking and quality appliances-- Split system air-conditioning -- Internal laundry -- Covered alfresco -- Off street parking with one park dedicated to unit one as well as plenty of visitor parking Here and there:-- School catchment - Shortland Public School - 9min walk (700m), Callaghan College Waratah Campus - 10min drive (5.7km), Callaghan College Jesmond Senior Campus - 4min drive (2.1km)-- University of Newcastle - 20min walk (1.4km)-- Shortland Golf Club - 9min walk (600m)-- Stockland Jesmond - 4min drive (2km)-- Shortland Community Shopping - 3min walk (230m)-- Newcastle CBD & beaches - 20min drive (11.7km)-- Approx. weekly rental return - in the vicinity of \$560-- Approx. council rates per quarter - \$390-- Approx. strata rates per quarter - \$530-- Approx. water rates per third - \$250 (not incl. usage) For more information, please contact Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.