

**120 King Street, Shortland, NSW 2307**

**LANE CAMPOS**

**Sold House**

Wednesday, 25 October 2023

120 King Street, Shortland, NSW 2307

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 575 m2**

**Type: House**



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**\$684,000**

This quietly placed haven that transcends the ordinary, offers the astute buyer not just a home but a palette for boundless imagination. Set in a leafy streetscape, this property strikes a perfect chord between stylish charm and contemporary comfort, with a spacious flow-through layout that invites relaxation. Perfect to move straight in, the newly refreshed abode offers a convenient position to local retail hubs, parks, schools and transport. What a wonderful opportunity for those looking for an investment, that perfect start or family home. With all of the hard work completed, entertaining and comfort are covered here. Highlights:--Approx. 575.4 m2 block - secure, pet and child friendly--Three bedrooms - all with built-in robes--Open plan living and dining space with split system air-conditioning--Updated country kitchen with gas cooktop and quality appliances--Family bathroom with bathtub and separate W.C--Light filled interiors with high set views over the surrounding wetland reserve--Elevated covered alfresco overlooking the easy care garden space--Drive through garage plus driveway parking for additional vehicles Here and there:--School catchment - Shortland Public School - 24min walk (1.7km), Callaghan College Waratah Campus - 11min drive (7.8km), Callaghan College Jesmond Senior Campus - 7min drive (5km)--Shortland Waters Golf Club - 5min drive (2.9Km)--Jesmond Central - 9min drive (5.6km)--Lyal Park - 8min walk (650m)--University of Newcastle - 5min drive (4.1km)--Newcastle beaches - 21min drive (14.1km)--M1 Pacific Motorway to Sydney - 18min drive (13.3km)--Approx. weekly rental return - in the vicinity of \$550--Approx. council rates per quarter - \$505--Approx. water rates per third - \$265 (not incl. usage) For more information, please contact Dave or Toby 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.