

**15 Libya Street, Shortland, NSW 2307**

LANE CAMPOS

**Sold House**

Tuesday, 17 October 2023

15 Libya Street, Shortland, NSW 2307

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 531 m2**

**Type: House**



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**\$533,000**

Auction Location: Online Only - buy.realtair.com A freestanding home with scope for renovators/builders, here's a chance to step into a dilapidated house, and realise your dream vision. It may not be in the best shape at the moment but is nonetheless a great opportunity for those with creative vision and determination. On an approx. 531.1m<sup>2</sup> block, with potential plus, this could be the opportunity you've been looking for. Conveniently located near essential amenities, including schools, relaxed parklands, the local retail hub, and reliable public transport, this property is designed to accommodate a wide range of buyers. Highlights:-- Frontage of approx. 15.8m-- Near level block-- Three bedrooms-- Combined living and dining-- Original kitchen with gas cooking-- Separate laundry-- Timber floor boards-- Original bathroom Here and there:-- School catchment - Shortland Public School - 9min walk (700m)-- Northcott Park Playground - 6min walk (450m)-- Shortland Waters Golf Club - 20min walk (1.4km)-- University of Newcastle - 26min walk (1.8km)-- Jesmond Central - 6min drive (2.9km)-- Newcastle beaches - 21min drive (12.2km)-- Approx. council rates per quarter - \$518-- Approx. water rates per third - \$275 (not incl. usage) This home will be sold via online auction on Saturday 11th November 2023 unless sold prior. 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.