

**17 Libya Street, Shortland, NSW 2307**

LANE CAMPOS

**House For Sale**

Sunday, 31 December 2023

17 Libya Street, Shortland, NSW 2307

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 531 m2**

**Type: House**



Dave Lane  
0249676770



Damian Rafty  
0249676770

**\$650,000 - \$695,000**

Tucked away on a quiet street, this property offers plenty of room for a growing family or those looking for that perfect investment. Set on a conveniently located, generous garden parcel, there is an abundance of character and appeal throughout this flexible, single level home. Offering contemporary updates, and comfortable inclusions, the gem of this abode is the addition of the studio or teenage retreat. For those who are wanting to accommodate family, business or home office, then look no further. Impeccably presented and ready to inspire a keen eye, this is a unique residential property that can offer the astute buyer flexibility to meet home, work and investment needs in multiple ways. Highlights: - Three bedrooms - Separate studio with kitchenette and bathroom - Air conditioning and ceiling fans - Modern family bathroom - Open plan living - Updated kitchen with stone bench tops and breakfast bar - Covered alfresco overlooking the easy care garden - Solar panels installed - Separate laundry with ample storage - Off street parking Here and there: - School catchment - Shortland Public School - 20min walk (1.5km), Callaghan College Waratah Campus - 11min drive (6.1km), Callaghan College Jesmond Senior Campus - 5min drive (2.7km) - Northcott Park Playground - 6min walk (450m) - Shortland Waters Golf Club - 21min walk (1.5km) - University of Newcastle - 26min walk (1.8km) - Jesmond Central - 6min drive (2.9km) - Newcastle beaches - 23min drive (12.3km) - Approx. weekly rental return - recently returning in the vicinity of \$760 for the house and studio combined - Approx. council rates per quarter - \$518 - Approx. water rates per third - \$265 (not incl. usage) For more information, please contact Dave or 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.