

**175 Marsden Street, Shortland, NSW 2307**

**House For Rent**

Wednesday, 10 April 2024

175 Marsden Street, Shortland, NSW 2307

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Safe Hands Property Management  
49260623

## **\$640.00 Per Week**

\* To receive a FREE Property Web Book SMS 175Marsden to 0428 427 610 \* We only accept 2Apply applications. If you wish to apply for this property please visit our website <https://presence.realestate/properties-for-rent/> find the property and click on apply for this property.\* 12 months lease preferable - no pets allowed at the start or during the tenancy. Located in a quiet, low-traffic family-friendly area, this great family home is all ready for new tenants by Christmas. Walking distance to the local public school plus close by to specialty shops and your local grocery store, all makes this location very appealing. The home itself provides an air-conditioned open plan living, dining, and kitchen area plus a light-filled bonus room to the front, which can be used as further living space or a great home office. The extra bonus space is off the rear courtyard, providing perfect storage spaces or even a home gym. You are provided with three robed bedrooms, serviced by a handy three-way bathroom. The kitchen is spacious and provides a dishwasher and electric cooking plus a vast amount of storage, plus also off the kitchen is a good size internal laundry. To the front is a tandem double carport and low maintenance fenced yard. Further features are:- Fresh new carpets throughout living and bedrooms area- Open plan air-conditioned living and dining area- Great size kitchen with dishwasher, electric cooking, and loads of storage- Three good size bedrooms all with built-in robes- Three-way family bathroom with full bath and separate shower- Good size internal laundry, and walk-in linen area in hallway- Bonus rumpus room come home office to the front- Low maintenance rear courtyard with shaded area, perfect for entertaining- Large bonus spaces to the rear, to be used for storage, flex space, or even home office or gym- Tandem double carport- Low maintenance fenced front grass area- No pets will be approved upon application on this property thank you Disclaimer: To inspect, please register on <https://presence.realestate/properties-for-rent/> All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.