

**19/49 Mawson Street, Shortland, NSW 2307**

**LANE CAMPOS**

**Sold Townhouse**

Monday, 23 October 2023

19/49 Mawson Street, Shortland, NSW 2307

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Roland Campos  
0249676770



Damian Rafty  
0249676770

**\$645,000**

Quietly located within this privately placed complex, No.19 offers a spacious and comfortable layout, in a sunny, elevated position. Enjoy sophisticated urban living in a desirable city fringe precinct offering a lifestyle of ultimate convenience. This is the perfect fit for those looking for a property that's high in style, low in maintenance and ideally positioned for relaxing. Highlights:-- Three bedrooms: all with built in robes-- The master bedroom is located on the upper level for privacy and includes an ensuite-- Spacious open plan living with indoor/outdoor flow perfect for entertaining: a rare find for townhouses -- Lounge with glass sliding doors to a high set balcony with green vistas-- Separate dining room overlooking the rear garden -- Modern kitchen with quality appliances and stone bench tops-- Family bathroom with bathtub-- Euro laundry-- Split system air conditioning installed in main bedroom and lounge room-- Covered alfresco and low maintenance garden-- Single garage with remote door and internal access Here and there:-- University of Newcastle - 17min walk (1.2km)-- School catchment - Shortland Public School - 9min walk (700m)-- Shortland retail strip - 6min walk (450m)-- Shortland Waters Golf Club - 3min drive (1.4km)-- M1 Pacific Motorway to Sydney - 16min drive (11.9km)-- Newcastle beaches - 20min drive (13.2km)-- Approx. weekly rental return - in the vicinity of \$590-- Approx. council rates per quarter - \$370-- Approx. strata rates per quarter - \$715-- Approx. water rates per third - \$250 (not incl. usage) For more information, please contact Roland 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.