

2/267a Sandgate Road, Shortland, NSW 2307

Sold Duplex/Semi-detached

Wednesday, 23 August 2023

2/267a Sandgate Road, Shortland, NSW 2307

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 219 m2

Type:

Duplex/Semi-detached



Mat Harris

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Contact agent

Prepare to have your expectations exceeded by the sheer size of this dual-level duplex, thoughtfully designed to cater to the demands of a growing family. Inside offers an abundance of valuable space, ensuring everyone has room to thrive. With three separate living areas, there's no shortage of options for relaxation, entertainment, and quality time together. As you explore further, you'll discover the heart of the home kitchen, main bedroom and ensuite, plus the three way bathroom on the entry level, and two robed bedrooms anchoring the rumpus downstairs. Outdoors too, you will be impressed by the choice of two decks, plus the cherry on top is the great sized fenced backyard. A few cosmetic updates is all it will take to really make this home shine. Nestled at the rear of the block, the strategic location of this property further enhances its allure. With a history of strong rental demand, this home presents an enticing investment opportunity. Situated within a leisurely 10-minute stroll from the University of Newcastle, Hunter Valley Private Hospital, and local neighbourhood shops and schools, convenience becomes an integral part of everyday life. - Brick and Colorbond roofed dual storey duplex built 2009- Single garage with internal access, extra parking in front- Ducted air-conditioning keeps things comfortable throughout, gas heating- Stretch out in the lounge room, open plan family living space or downstairs rumpus- Electric hob and wall oven, plenty of kitchen bench space- All three carpeted bedrooms fitted with built-in robes- Three-way main bathroom, master ensuite, laundry room- Decks on both levels, plus fenced backyard- Approximate return of \$530-\$560 per week for investors- 15 minute drive to Newcastle city centre Outgoings: Council rate: \$1605.6 approx. per annum Water rate: \$693.54 approx. per annum Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.