

27 Kestrel Circuit, Shortland, NSW 2307

LANE CAMPOS

Sold House

Wednesday, 28 February 2024

27 Kestrel Circuit, Shortland, NSW 2307

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 387 m2

Type: House



Dave Lane
0249676770



Damian Rafty
0249676770

\$755,000

Welcome to this serene sanctuary nestled amidst the tranquil beauty of the bushland! Presenting a picturesque abode that epitomizes the essence of peaceful living, be serenaded with birdsong and relaxed vibes. Indoors, find ample space to unwind or entertain, with easy outdoor access. 27 Kestrel is move-in ready and offers a perfect blend of comfort and functionality, providing ample space for your family to thrive. Whether you're unwinding in the spacious living area or enjoying the natural beauty from your treelined, near new merbau deck, this modern home offers a peaceful haven from the hustle and bustle. Highlights:--?Three generous bedrooms - all with built-in robes --?Master bedroom with ensuite--?Upper level bedroom includes sliding glass doors to private balcony--?Open plan living and dining--?Light filled interiors with high ceilings, wide laminate hard flooring on the lower level and quality inclusions--?Generous, family bathroom with bathtub - located on the upper level--?Modern kitchen with gas cooking and stainless-steel appliances--?Split system air conditioning in lounge room--?Separate laundry room--?Powder room on lower level--?Freshly painted interior and exterior--?6.6kw solar panel system--?Large entertaining deck overlooking parklands and playing fields--?Large secure garage with remote access - room for two cars--?Easy maintenance garden with established fruit trees - fully fenced with gate access to Tuxford Park Here and there:--?School catchment - Shortland Public School - 9min walk (600m), Callaghan College Waratah Campus - 10min drive (6.4km), Callaghan College Jesmond Senior Campus - 5min drive (3.6km)--?Hunter Wetlands Centre - 5min walk (400m)--?Shortland retail and café hub - 16min walk (1.2km)--?Shortland Waters Golf Club - 4min drive (1.9km) --?University of Newcastle - 3min drive (2.7km)--?Jesmond Central - 7min drive (4.2km)--?Newcastle CBD & beaches - 21min drive (12.7km)--?Approx. weekly rental return - in the vicinity of \$620--?Approx. council rates per quarter - \$484--?Approx. community title rates per quarter - \$515--?Approx. water rates per third - \$270 (water usage costs are covered in the community title rates) 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.