

**29 Malta Street, Shortland, NSW 2307**



**House For Sale**

Tuesday, 30 April 2024

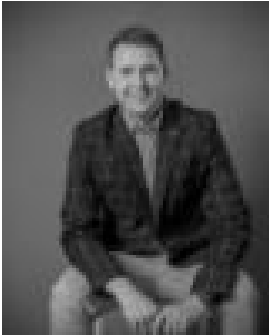
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**Bedrooms: 3**

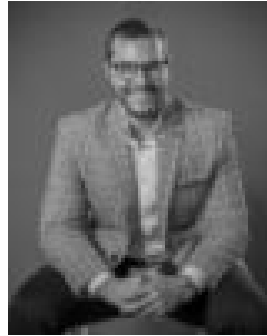
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ross McIntosh  
0498120031



Thomas Carrall  
0249556900

## New to Market

Discover the enchantment of this inviting three-bedroom home, crafted from brick and Colorbond, bathed in the soft northern sunlight that enhances its modern style and serene garden views. This residence is graced with a covered verandah and a living area facing north, equipped with reverse cycle air conditioning, ensuring comfort throughout the seasons. At the heart of this home lies a welcoming, eat-in style kitchen, which effortlessly flows into a secondary enclosed sitting area, offering a sanctuary for relaxation and entertainment. Situated in a prime location, this property is not only a stone's throw away from the local primary school, bus stops, and shopping facilities but also within walking distance of the University of Newcastle, making it an ideal choice for those seeking convenience and community. Whether you're part of the academic world or appreciate the vibrant surroundings it offers, this home is perfectly positioned to take advantage of it all. The thoughtful design and efficient floor plan of the home ensure a seamless flow between spaces, maximising the available area and enhancing the living experience. The presence of high ceilings throughout the home adds a spacious and airy feel, further elevating the property's appeal. Occupying approximately 556m<sup>2</sup> of land, the home features a secure, fenced area at the rear for privacy. This three-bedroom brick classic is a testament to space and charm. Comfort is guaranteed with reverse cycle air conditioning, a second WC in the laundry, a carport, and a spacious garage. Located on a peaceful side street, a leisurely walk connects you to a playground and school, further enhancing its suitability as the perfect family home or for those downsizing who still covet proximity to educational and recreational amenities. - Walking distance to University of Newcastle- Side access to rear garage- Quiet side street- Generous living space & additional sunroom Land size: Approx 556m<sup>2</sup> Rates: Approx \$500/qtr Rent: \$500 - \$550