

# 305 Sandgate Road, Shortland, NSW 2307

## Sold House

Saturday, 24 February 2024

305 Sandgate Road, Shortland, NSW 2307

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 822 m2**

**Type: House**



Alex Brooks

**\$710,000**

Convenience is key in this handsome family home nestled on a sprawling block that promises ample space and endless possibilities. Whether you're an investor eyeing additional income potential, a family seeking room to grow, or a first-home buyer ready to make your mark in the property market, inspection of this well-presented home is a must. Inside, you'll be impressed to discover high ceilings, decorative cornices, and warm polished floorboards gracing the generous living areas. The sizeable lounge, complete with air conditioning and wood heater, sets the stage for relaxation and entertainment, while a versatile bonus room, accessible from the lounge, offers numerous possibilities – perhaps a hobby space, a home office with its own entrance, or a cozy book nook. Adjacent, the expansive dining area effortlessly accommodates gatherings of all sizes and features a convenient servery to the spacious u-shaped kitchen. Updated with contemporary conveniences and packed with plenty of benchspace and storage, this kitchen is as practical as it is inviting. Also included are two expansive bedrooms – the master boasting ample fitted wardrobe storage, air-conditioning, and a ceiling fan for added comfort. They share a bright family bathroom boasting both a bath and shower. Outside, the vast backyard beckons with its lush lawn, fenced for privacy and security. This expansive space is perfect for children and pets to run about, or for enjoying a game of backyard cricket on lazy weekends. For those with an eye for investment, the potential for a granny flat is evident (STCA), with the possibility of a separate entrance through the side gates. Additional features such as solar panels, high ceilings with plaster cornices, and a separate laundry enhance the appeal of this attractive property, while a single garage with workshop and plenty of off-street parking add further amenity. This home is conveniently situated with a choice of either Shortland Public School or Our Lady of Victories Primary only a short stroll away. For higher education, Callaghan College and the Uni are just a short cycle or a few minutes' drive away. A range of parks are nearby for family adventures, including the vibrant Hunter Wetlands with its extensive bike and walking trails, as well as wildlife experiences. Shopping is made easy with Stockland Jesmond nearby and commuters will find this residence handily central to major arterial routes. Features include:- Spacious and well-presented two-bedroom home on sprawling block.- Expansive living spaces include a large, air-conditioned lounge with wood-fire heater, as well as a vast dining area – ideal for entertaining.- Bonus hobby room or work/study room with its own entrance.- Huge u-shaped kitchen with free-standing oven and offering plenty of benchspace and storage.- Two large bedrooms, including an air-conditioned master with built-in fitted wardrobe and ceiling fan.- Super-sized yard, ideal for kids and pets to play, or the possibility of adding a granny flat (STCA) for extra income potential.- Good-sized bathroom with bath and shower, and a separate laundry. Single garage with workshop and ample off-street parking.- In an ultra-convenient location near shops, schools, parklands, and major arterial routes. Outgoings: Council rates: \$2,088 approx per annum Disclaimer: 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.