

**315 Sandgate Road, Shortland, NSW 2307**



**Sold Residential Land**

Friday, 18 August 2023

315 Sandgate Road, Shortland, NSW 2307

Area: 504 m2

Type: Residential Land

## Contact agent

Positioned for convenience, this 504sqsm vacant block presents the perfect opportunity for anyone considering building a home from scratch. Laser-level, it doesn't restrict design capabilities giving you open slather to create something to suit your specific needs and desires. Footsteps from the heart of Shortland Village, enjoying the huge expanse of Shortland Waters Golf Club nearby, and offering instant access to the Inner-City Bypass for your daily commute, this address delivers convenience in spades. Being close to the university also offers a strong rental opportunity for investors, and with control of the build you could complete a home ideal for the student market. -?Level landholding requiring minimal clearing, fenced on three sides -?Bring your architect and imagination, design control is in your hands -?Central location with plenty of infrastructure meeting modern needs -?Stroll 220m to Shortland Public School or 300m to "The Shorty" hotel -?110m to Shortland Village, 2.3km to Jesmond Central Shopping Complex-?1.7km to Sandgate Station, 3.8km to Warabrook Shopping Centre