

# 45 Long Crescent, Shortland, NSW 2307



## Sold House

Monday, 14 August 2023

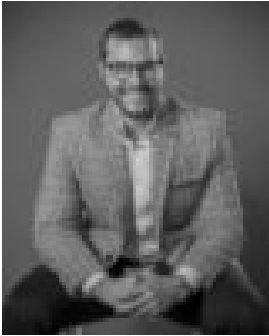
45 Long Crescent, Shortland, NSW 2307

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Thomas Carrall  
0249556900

**\$770,000**

Welcome to your own private sanctuary nestled in the serene neighborhood of Shortland. This exceptional home offers a harmonious blend of contemporary living and the peaceful embrace of nature. Situated across from a delightful public park and boasting a backyard that opens up to the picturesque Hunter Wetlands, you'll find yourself immersed in the beauty of the outdoors every day. Step inside and be captivated by the well-designed interior. The modern kitchen serves as the heart of the home, seamlessly connecting to a spacious living and dining area. During cooler evenings, the wood heater adds a touch of warmth and charm, creating the perfect ambiance for cozy gatherings with loved ones. The magic continues outdoors, where a vast and inviting entertainment space awaits. Whether you're hosting friends for a barbecue or simply relaxing with family, the flued open fireplace ensures a comfortable and delightful experience year-round. The built-in BBQ adds a culinary dimension to your gatherings, making it easy to indulge in the joy of outdoor cooking. Beyond the delightful amenities, the property offers side access to a massive double garage that not only accommodates your vehicles but also provides the convenience of a dedicated laundry area and a second bathroom. Plus, the bonus workshop space opens up a world of possibilities for pursuing hobbies, setting up a home office, or engaging in creative projects. Embrace the lifestyle you've always dreamed of and make this Shortland paradise your own. Schedule a visit today to experience the tranquility, convenience, and modern comfort that await in this exceptional home. Don't miss out on this rare opportunity to live in a place where nature's beauty and contemporary living coalesce in perfect harmony. - Across from a public park - Spacious kitchen and living space - Vast outdoor entertaining space with fireplace - Double garage with workshop and second bathroom Land Size: Approx 790m<sup>2</sup> Rates: Approx 505/qtr Rent: \$550 - \$600