

# 5 Cobby Street, Shortland, NSW 2307

LANE CAMPOS

## Sold House

Monday, 30 October 2023

5 Cobby Street, Shortland, NSW 2307

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 531 m<sup>2</sup>

Type: House



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**\$601,200**

A lovingly kept family home for over 15 years, this property is now ready to welcome new owners or the savvy investor. The covered front deck is the perfect place to sit with your morning coffee, with a tranquil and leafy outlook across the road. The property is a freestanding home, located directly across from parkland and conveniently close to amenities. There is plenty of yard space and side access gates. A must to inspect, this property packs potential. Highlights:--3 bedrooms, all with built in robes--Family bathroom, including bathtub--Freshly updated exterior paint --Air conditioning --Side access to yard--Carport with utility spaces--Corner block approx. 531m2 Here and there:--School catchment - Shortland Public School - 17min walk (1.3km) --Northcott Park Playground - across the road--Shortland Waters Golf Club - 14min walk (1km) --University of Newcastle - 20min walk (1.4km)--Jesmond Central - 5min drive (2.9km)--Newcastle beaches - 21min drive (12.2km)--Approx. weekly rental return - in the vicinity of \$500 - \$520--Approx. council rates per quarter - \$512--Approx. water rates per third - \$280 (not incl. usage) For more information, please contact 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.