

**12 Coral Sea Avenue, Shortland, NSW 2307**

**LANE CAMPOS**

**House For Sale**

Wednesday, 29 May 2024

12 Coral Sea Avenue, Shortland, NSW 2307

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 695 m2**

**Type: House**



Roland Campos  
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**\$640,000 - \$685,000**

Set on a wide tree lined street, this appealing home has so much to offer. Checking all the boxes for location, convenience, and comfort, the many updates within this property will impress. Ready for a new owner to move in and add value, this light filled abode could be the one of your dreams. Poised and waiting, it beckons a visionary to infuse it with their dreams and elevate it to completion. This haven is not just a sanctuary for those seeking a prudent investment; it's a beacon for the hearts yearning to lay roots in their very first home. Nestled peacefully, yet a stone's throw from life's necessities, this home is a rare find. Highlights:-- Three bedrooms - all with ceiling fans-- Approx. 695.6m<sup>2</sup> block-- Large rear garden - perfect for children and pets to play-- Neat kitchen with electric cooking-- Separate laundry and second W.C-- Sunroom overlooking the rear garden-- Family bathroom with bathtub and 2 x separate W.C-- Privately fenced front garden with a deck for relaxing-- Polished timber floorboards and high ceilings-- Split system air-conditioning and ceiling fans-- Single lock up garage plus additional driveway parking Here and there:-- School catchment: Shortland Public School - 2min drive (1.1km), Callaghan College Waratah Campus - 10min drive (6.0km), Callaghan College Jesmond Senior Campus - 5min drive (2.7km)-- Shortland community shopping - 9min walk (700m) -- Northcott Park and Playground - 10min Walk (750m)-- Shortland Waters Golf Club - 3min drive (1.2km)-- Newcastle University - 6min drive (2.8km)-- Jesmond Shopping Complex - 5min drive (2.5km) -- Newcastle CBD and Honeysuckle Foreshore - 18min drive (12.1km)-- Approx. weekly rental return: in the vicinity of \$550-- Approx. council rates per quarter: \$270-- Approx. water rates per third: \$270 (not incl. usage) For more information, please contact Roland or Toby 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.