

2/265 Sandgate Road, Shortland, NSW 2307

LANE CAMPOS

Townhouse For Sale

Wednesday, 10 July 2024

2/265 Sandgate Road, Shortland, NSW 2307

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse

\$565,000 - \$595,000

Discover the perfect fusion of contemporary style and practicality in this delightful townhouse, ideally suited for first-time home buyers or savvy investors. This opportunity promises both comfort and convenience, making it a standout choice in today's market. The home boasts a large, open plan layout that flows onto the rear courtyard. The second level is well-designed, with 3 large bedrooms, providing plenty of space for everyone. Strategically situated within walking distance to the University of Newcastle and Jesmond Shopping Village, this property ensures easy access to essential amenities and services. Whether you're looking for a low-maintenance lifestyle or aiming to secure a reliable secondary income through investment, this townhouse presents an ideal opportunity to fulfill your objectives.

Highlights:-- Three bedrooms of generous size - all with built-in robes-- Modern kitchen with gas cooking and quality appliances-- Split system air-conditioning -- Internal laundry -- Covered alfresco -- Off street parking with one park dedicated to unit two as well as plenty of visitor parking

Here and there:-- School catchment - Shortland Public School - 9min walk (700m), Callaghan College Waratah Campus - 10min drive (5.7km), Callaghan College Jesmond Senior Campus - 4min drive (2.1km)-- University of Newcastle - 20min walk (1.4km)-- Shortland Golf Club - 9min walk (600m)-- Stockland Jesmond - 4min drive (2km)-- Shortland Community Shopping - 3min walk (230m)-- Newcastle CBD & beaches - 20min drive (11.7km)-- Approx. weekly rental return - in the vicinity of \$560-- Approx. council rates per quarter - \$390-- Approx. strata rates per quarter - \$530-- Approx. water rates per third - \$250 (not incl. usage)

For more information, please contact Damian on 4967 6770.

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