

# SOLD

## HUGE TOWNHOUSE, GREAT VALUE, CLOSE TO UNIVERSITY & TRANSPORT, APPEALS TO ALL BUYERS, MAKE THIS A MUST TO INSPECT!

First home buyers, investors, downsizer's welcome to 24/49 Mawson St, Shortland. This large three-bedroom, modern townhouse design has it all.

If having a third bedroom wasn't enough to entice, the home also features a separate study, extensive storage, drive through garage potential parking for 3 cars off-street. Room sizes are expansive with the living space measuring a whopping 4 x 5.8m, with the downstairs bedroom measuring 4 x 5m and all other room generous in size with BIR's. The open plan kitchen smartly tied to the backyard via a glass stacker slider inviting the outside in.

This property is conveniently located near all amenities, including schools, shopping centers, the University of Newcastle and public transportation. Shortland offers a laid-back lifestyle while still being within easy reach of the bustling city of Newcastle. You can enjoy the best of both worlds – peace and quiet at home and excitement and adventure just a short drive away.

Don't miss out on the opportunity to make this house your new home, I would consider this property excellent value. So, what are you waiting for? Contact us now to schedule a viewing.

Potential rent return: individual rooms \$250/wk x 3 = \$750/wk  
Strata fees: \$800/qtr approx

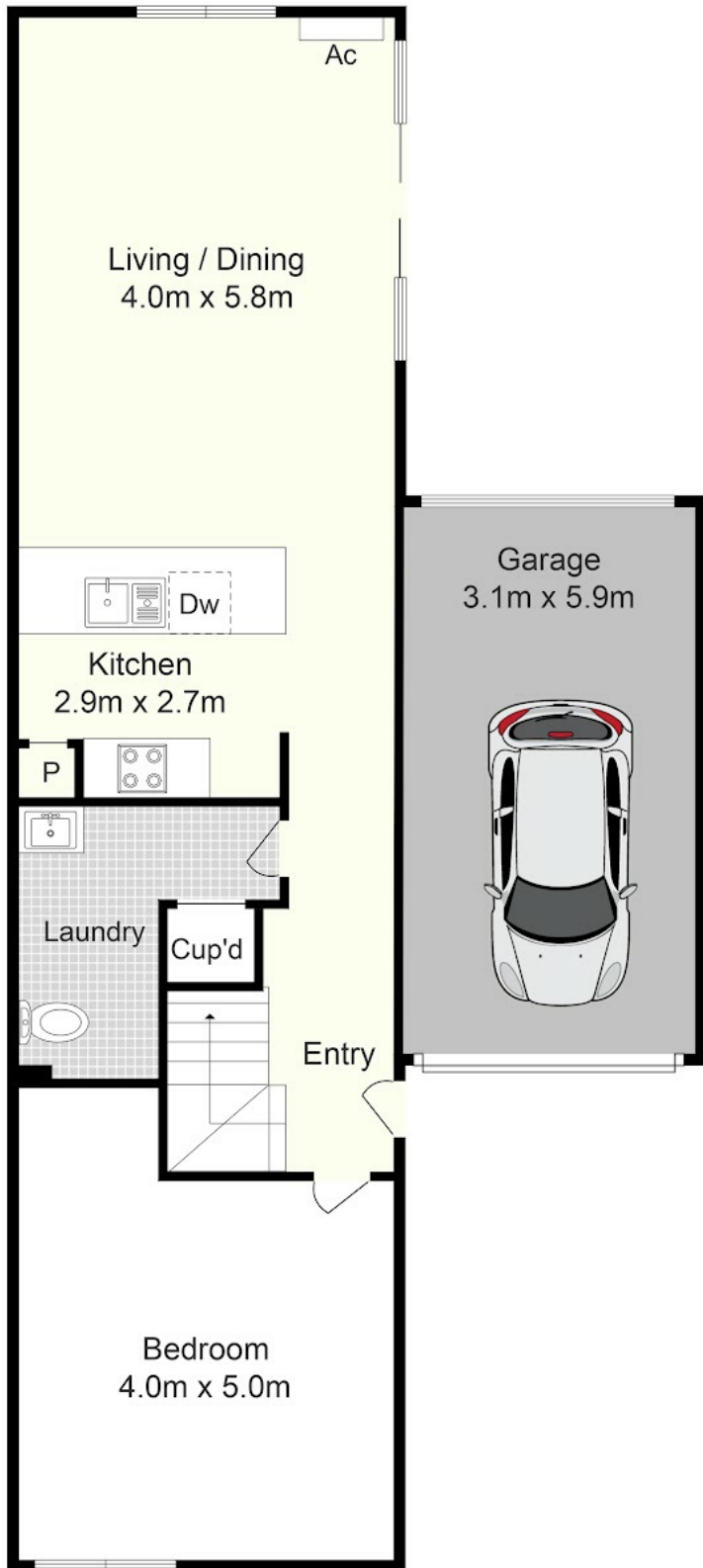
3 BED | 1 BATH | 1 CAR

PRICE:  
\$615,000

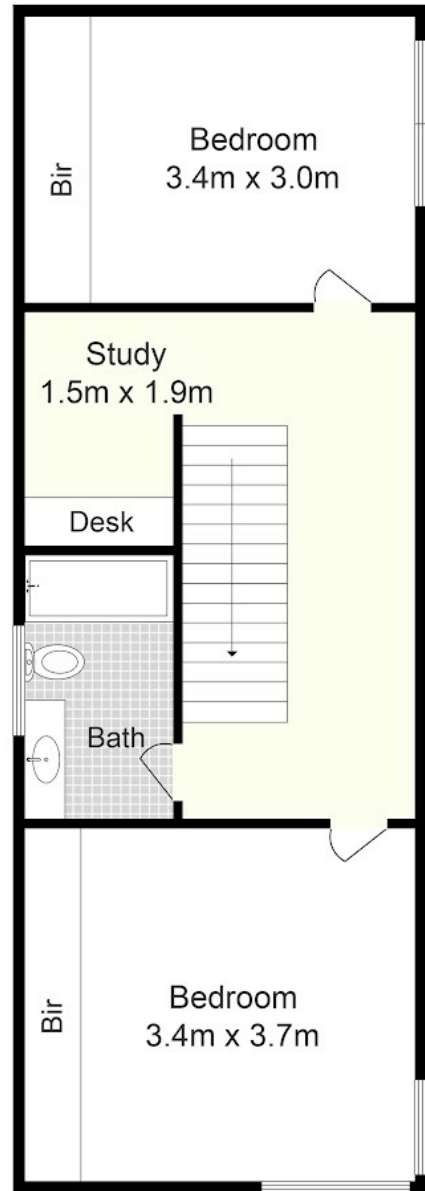
OPEN FOR INSPECTION:  
N/A



**Joel Pyne**  
**0429080595**  
joelpyne@atrealty.com.au  
[onethreeproperty.com.au](http://onethreeproperty.com.au)



Ground Floor



First Floor

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

Joel Pyne  
 0429080595  
 joelpyne@atrealty.com.au  
 onethreeproperty.com.au

