

**48 Mawson St, Shortland, NSW, 2307**



**House For Sale**

Saturday, 16 November 2024

48 Mawson St, Shortland, NSW, 2307

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Reece Papworth

## Light, Airy and Modernised Three-Bedder Offering Exceptional Value

If your property search includes a freshly presented home within a central suburb, this immaculate home should be lifted to the top of your inspection list. Boasting a light-filled layout, the living/dining area seamlessly connects to the modern kitchen, creating a welcoming space for day-to-day living and relaxed gatherings. Three bedrooms are centred around a neat white-on-white bathroom, with a handy second toilet adding convenience. Outside, the backyard catches perfect northerly sunshine and is low maintenance yet expansive enough for children to play and pets to roam. Air conditioning, built-in wardrobes and a lock-up single garage with attached studio provide all the comfortable extras that make a house a home. Whether you're entering the property market or seeking an investment opportunity, 48 Mawson Street, Shortland represents exceptional value.

- Bright, airy and modernised home occupying a level north-to-rear 459sqm block
- Enter via a sweet front porch and into a sun-splashed living room with fireplace
- Stylish kitchen with a glossy splashback, plentiful storage and a stainless/steel oven
- All bedrooms include a BIR and share a neat bathroom with a shower over the bath
- Side driveway leads to a single garage with studio, offering additional off-street parking
- The sunny, lawned and fenced backyard makes a lovely outdoor escape
- Less than 1km to the Hunter Wetlands where you can check out local wildlife, go canoeing or dip netting, let the kids run wild in the playground, or relax over a cuppa in the café
- Moments to Newcastle University for students or teaching staff – ideal for investors
- Newcastle CBD is a straight-forward 11km away for beaches, nightlife and dining

We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.