

# Your Agency



## 127 Marsden Street Shortland NSW

3 1 3

Situated on a tidy low maintenance block is where you will come across this tastefully updated property.

Ideal for first home buyer or investor this property will surely impress. Located close proximity to transport, schools, shopping centres & the university. This property ticks all the boxes!

- Updated kitchen
- Air conditioning throughout
- Three good sized bedrooms, 2 with built-ins
- Light filled sun room
- Access ramp
- Large size lounge room & separate dining area
- Honey toned polished flooring throughout

**Price** : \$ 460,000  
**Land Size** : 424 sqm  
**View** : <https://www.youragency.net.au/sale/nsw/newcastle-region/shortland/residential/house/5913232>



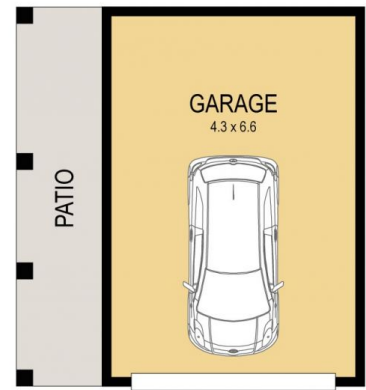
**Chris Rousos**  
02 4023 8440



**Lyndsay Peattie**  
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SITE PLAN



FLOOR PLAN

0 1 2 3 4 5

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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APPROX. TOTAL FLOOR AREA: 135M<sup>2</sup>