

# Your Agency



**165 Marsden Street Shortland NSW**

3 1 2

Lovingly cared for and on the market for the first time in 44 years, you will find this original, meticulously maintained residence that presents the perfect blank canvas to bring the interiors to life!

Located in a convenient position close to Hunter Valley Private Hospital, The University of Newcastle and just a 15 minute drive to Newcastle CBD.

- 3 spacious bedrooms with robes to two
- air conditioned combined lounge & dining room
- spacious kitchen with loads of potential
- original bathroom with separate WC
- single drive thru garage with access to second rear garage or ideal workshop
- enclosed sun room for year round entertaining

**Price** : \$ 440,000  
**Land Size** : 451 sqm  
**View** : <https://www.youragency.net.au/sale/nsw/newcastle-region/shortland/residential/house/5913372>



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<https://www.youragency.net.au>



SITE PLAN



FLOOR PLAN



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



165 Marsden Street, Shortland

APPROX. TOTAL FLOOR AREA : 162.2M<sup>2</sup>