



41 Cobby Street, Shortland

## I'M LOADED.....




With value for investors and first home buyers. Proudly presented and perfectly positioned, this home enjoys a sunny north-east aspect with beautiful parkland right across the road.

This charming single-level cottage offers a flexible floorplan. Set it up as a three-bedroom home, or enjoy a spacious two-bedroom layout with multiple living areas - the choice is yours. The rejuvenated interiors enhance its effortless appeal. This home is move-in ready while still offering room for one lucky buyer to make it their own.

Positioned on a generous near-level block, this property delivers endless possibilities. Now is the time to renovate, extend, or just move in and enjoy the lifestyle!

Features include:

- Granny flat potential (subject to council approval)
- Rejuvenated high appeal kitchen
- Spacious living areas
- Fully fenced and low-maintenance yard, perfect for families and pets.
- 4 minute drive to the University of Newcastle.
- 5 minute drive to Jesmond Central.
- 20 minute drive to Newcastle CBD.

3  1  1 

**FOR SALE**  
\$790,000

### AGENTS

Maya O'Brien  
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David Magin  
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### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## MORE DETAILS

Property ID	ZE2F7Q
Property Type	House
Land Area	569.1 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Fenced Backyard

### Maya O'Brien 0423 962 399

Sales Associate | [maya.obrien@ljhooker.com.au](mailto:maya.obrien@ljhooker.com.au)

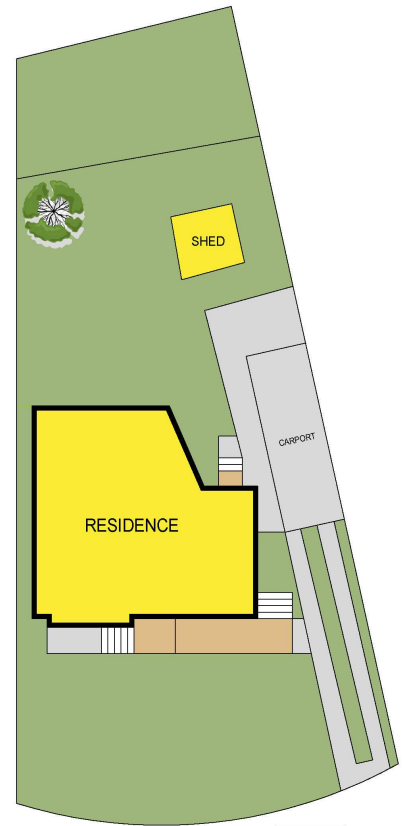
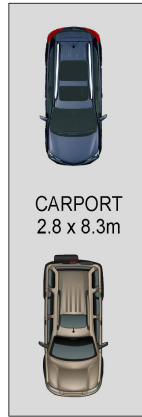
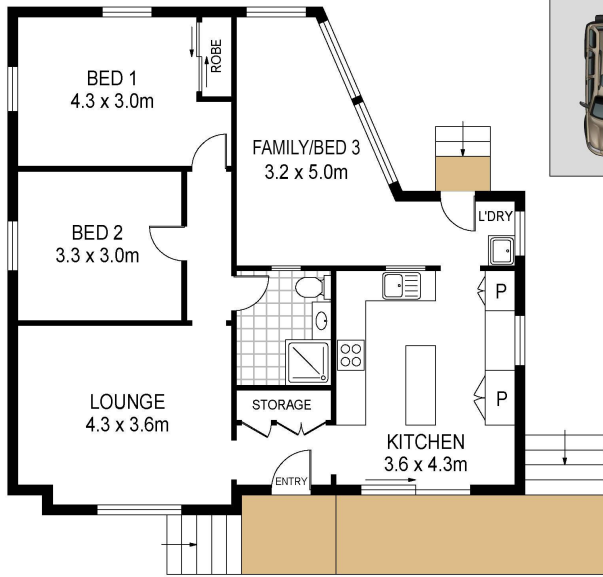
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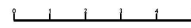
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Total Internal Floor Area: 84 sqm

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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