







12 Short Street, Speers Point

MASSIVE POTENTIAL - BLUE RIBBON LOCATION

Positioned in a quiet cul-de-sac, 12 Short Street, Speers Point presents an excellent opportunity to secure a property in one of the area's tightly held pockets. Set on a generous 676sqm parcel with approximately 21m of frontage, this versatile brick and tile home offers plenty of scope to renovate, enhance or create your dream property. The home features three bedrooms upstairs, complemented by a downstairs studio complete with kitchenette, ensuite and separate access, providing excellent flexibility for extended family or additional accommodation. Multiple living spaces include a light-filled front lounge capturing a sunny aspect, along with a large open-plan kitchen and dining area flowing through to a covered rear alfresco. With lake glimpses, a double garage, additional off-street parking and plenty of room to add value, the property is ideally positioned just moments from the Watagan Cycle Track and Lake Macquarie foreshore.

Features Include:

- Three-bedroom brick and tile home on 676sqm
- Approx. 21m frontage with scope to renovate or further enhance
- Downstairs studio with kitchenette, ensuite and separate access
- Large open-plan kitchen and dining area flowing to rear alfresco
- Separate main living room with a sunny aspect

4 2 2

AUCTION
Thu 3rd Dec @ 6:00PM

VIEW
Sat 7th Nov @ 10:45AM - 11:15AM

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Family bathroom upstairs
- Double garage plus additional off-street parking
- Under-house workshop and storage
- Split system air conditioning to main living room, rear living room and main bedroom
- Fenced backyard with established gardens
- Lake glimpses from the home
- Approx. 300m to the Watagan Cycle Track and Lake Macquarie foreshore
- Approx. 4 minutes to Warners Bay CBD, cafes and restaurants

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











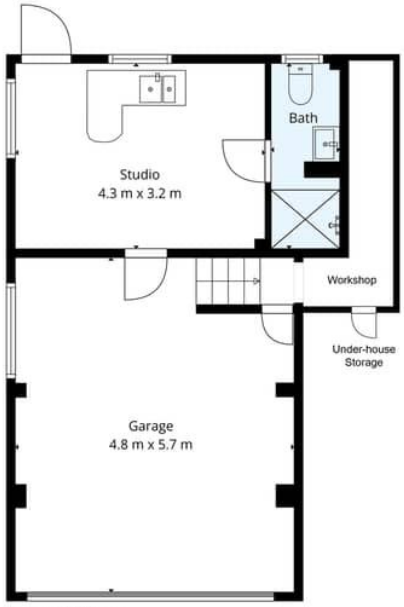
MORE DETAILS

Property ID	ZPVF7Q
Property Type	House
Land Area	676.6 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Internal access
	Kitchenette

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Ground Floor



First Floor



SITEPLAN (NOT TO SCALE)

LJ Hooker

12 Short St,
Speers Point

Total Internal Floor Area:181m2

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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