



**66 Marsden Street SHORTLAND, NSW**

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**Investors Dream or Bring Your Mum & Dad!**

Set on 594m2, this immaculate two-bedroom home is situated in a fantastic location, benefiting from its close proximity to shops, parks and the university. It also boasts a two-bedroom granny flat in the backyard which has the potential to be leased separately or perfect for family members or visitors.

**Price:** \$580,000 - \$630,000

House features include:

- Spacious main bedroom which features a built-in robe.
- Good size second bedroom with ceiling fan.
- Polished timber floorboards throughout.
- Plenty of cupboard space in the hallway.
- Spacious lounge & dining room. The dining room also has reverse cycle air conditioner.
- Modern kitchen.
- Well manicured gardens.



**Joel Osborn**

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