



30 Lovell Parade Shortland, NSW

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### DA approval to add granny flat, 1km to UoN

This inviting four-bedroom, two-bathroom home is ready to enjoy with modern updates in the kitchen and main bathroom. If you need more space for ageing parents, grown children, or wish to maximize investment potential, DA approval is in place for a two-bedroom granny flat and carport. Ideally situated less than 1km from the University of Newcastle grounds, it's perfectly positioned for growth and convenience.

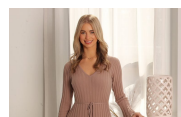
- Single level home, 556.4sqm block with prized north facing rear
- Lounge and dining areas anchored
- Timber floors, ceiling fans, a/c, solar hot water
- Three of the four bedrooms fitted with built-in robes
- Deep yard with shed and garage, ready to make way for DA approved granny flat
- Live in one home and rent out the other or rent out both for maximum value
- 150m to Our Lady of Victories Primary School, 1100m to Shortland Public
- Tee off at Shortland Waters Golf Club or explore the Hunter Wetlands Centre

Price: \$740,000



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Shortland

STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

