

2/4 Hansen Place Shortland, NSW

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### Easy living close to Uni & Hospital

This delightful one-bedroom unit is tucked away in a quiet cul-de-sac while offering exceptional convenience, just minutes from Newcastle University, Hunter Valley Private Hospital and Shortland Shopping Centre. Updated in light, neutral tones and featuring recently stripped and polished original timber floors, the unit is bright, private and perfectly sized. Set in a small complex, it includes its own garage plus an additional parking space. An ideal opportunity for first homebuyers, retirees or investors, with strong rental appeal in a highly sought-after location.

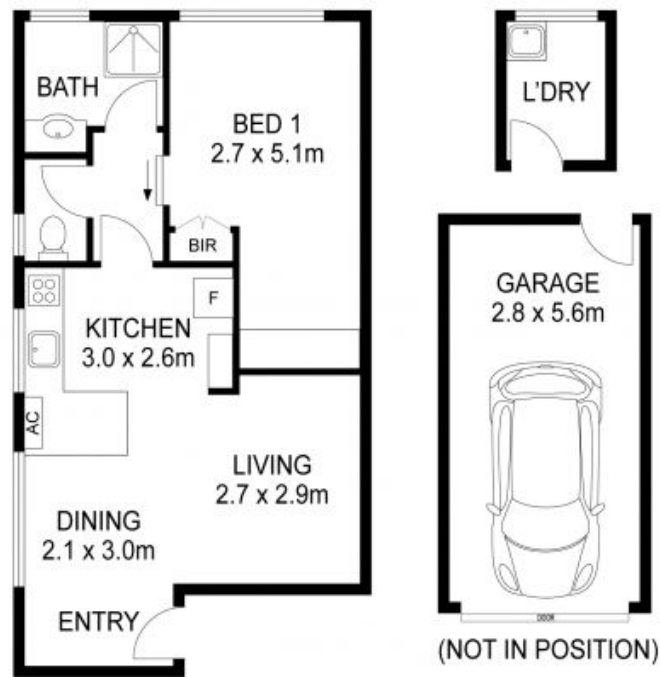
**Price:** \$475,000  
**Strata Rates:** \$590.00 p/q



**Alexandra Diktakis**

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INTERNAL: 54sqm  
EXTERNAL: 20sqm



PLEASE NOTE: These Floorplan + Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy; sizes and dimensions are approximate, actual may vary.