






#### 44 Shortland Avenue Strathfield NSW

5  5  2 

SOLD PRIOR to auction - Inspections Cancelled

Surrounded by numerous parks and ovals, this young family home enjoys sweeping views of the luscious lawns of St Patricks and Kessell Square. Exceptionally well maintained, there's plenty of room for the family with five large bedrooms spread over two floors linking to a selection of living areas with high ceilings.

Entertaining is a breeze with the indoors flowing to the outdoors effortlessly via dual floor to ceiling glass doors overlooking the paved entertaining area with an concrete inground pool - perfect for the summer!

#### Property Highlights:

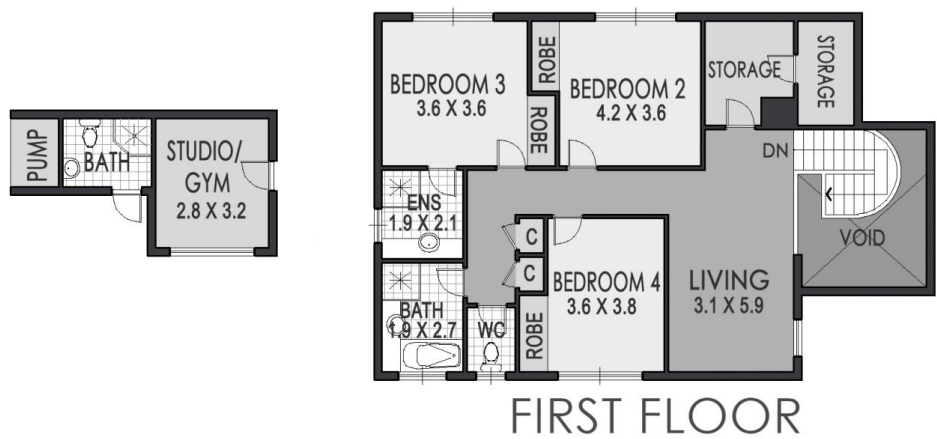
- \* Commanding 44m frontage brick residence
- \* Huge master suite, modern ensuite with WIR

**Price** : \$ 2,035,000  
**Land Size** : 988 sqm  
**View** : <https://www.strathfieldpartners.com.au/sale/nsw/inner-west/strathfield/residential/house/5963198>



**Robert Pignataro**  
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APPROX. AREA SIZE	
Internal Floorspace	311 sqm
Garage & Storage	53 sqm
External	719 sqm
Land Size	993 sqm



**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS

# 44 Shortland Avenue, Strathfield

The floor plan is shown for view purposes only and is not part of any legal document. All measurements and figures are approximate and not to scale.  
Floor plan by CNK PLAN / [www.cnkplan.com.au](http://www.cnkplan.com.au)