



**SOLD**

## A TERRIFIC WAY TO GET STARTED

Whether you're a first home buyer or perhaps upgrading from a unit or villa in preparation for family life, this realistically priced house will be a great option to make your own and call home. Move straight in now without a need to do a thing, then value add as time and your budget allows!

The floor plan is quite versatile and lends itself to being able to adapt to your individual needs. The garage was converted quite some time ago and offers another living area option or perhaps bedroom number four. It would work very well for someone who needs/wishes to work from home or simply provide another living area option as it does now.

Freshly painted interior with new blinds installed  
Three bedrooms with a genuine option for a fourth  
Lounge room and an informal dining off kitchen  
Family room is ideal to separate each generation  
Enclosed Queensland room provides third living option  
Renovated bathroom. Neat kitchen option to value add  
Covered entertaining area is perfect for Summer bbq  
Decked pool ready to provide hours of entertainment  
Additional yard for the kiddies to play and pet to roam

Maryland boasts terrific schooling which is truly sought after, its own shopping centre, Tavern and numerous parkland options. Neighboring Fletcher has a more modern shopping Centre and further terrific parkland options, all within minutes.

Newcastles revitalised City Centre and idyllic beaches, as well as the beautiful Lake Macquarie are all within 20 minutes, as is Blackbutt Reserve and both Westfield Kotara and Charlestown Square.

If you're a genuine buyer and this is within your price range, prioritise attending the first open home on Saturday March 6. Delays will lead to disappointment as we've priced this one to create interest!

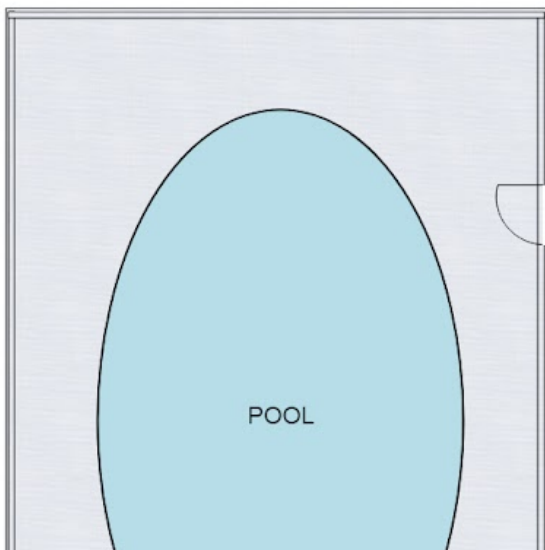
3 BED | 1 BATH | 0 CAR

PRICE:  
\$620,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



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