



FOR SALE

PIONEER RIDGE GARDENS - OVER 55'S

HOUSE & LAND!

Invest in your future today.

This architecturally designed home, constructed & finished to meticulous standards by a highly respected 3rd generation builder, welcomes you to your brand new low maintenance seniors friendly lifestyle. A blank canvas awaits your personal style!

You'll love the wide entrance lobby, hallway, doors, large easy access bathroom and the sense of space this modern 2-bedroom home imbues.

Adaptable living at its best!

Be part of a small exclusive community featuring your own private road with only 17 homes in this boutique development.

SITUATION: Privately set on a fully fenced & landscaped block. A short walk to bus stop. Medowie shopping centre is near-by featuring two major supermarkets and only 10 minutes' drive to Newcastle Airport.

ACCOMMODATION: 2 bedrooms, Master with direct access to the luxurious bathroom. Open plan kitchen lounge dining. Large single garage. Bonus attic storage.

FEATURES: Gloss kitchen with glass splashbacks and stone bench tops. Easy care luxury vinyl plank flooring to living areas. Wide hallway and doors to accommodate mobility aides. Fans to all rooms. High square set ceilings. Attic storage. Hebel Clad means warm in Winter & Cool in Summer. Paved Courtyard. Fully Fenced. Landscaped. Large single garage with auto door. Water tank. Additional paved parking. Sensor security lights. Guest parking on site.

Move up to your Brand-New low maintenance living today and live life to the fullest!

Call Andrew Battrick your local Medowie @realty representative on 0405 717 826 . . . to book a private inspection today!

*Need to sell your property before your fresh new beginning at 'Pioneer Ridge Gardens'? Let Andrew Battrick @realty help smooth the transition. . . call today!

2 BED | 1 BATH | 1 CAR

PRICE:

\$555,000

OPEN FOR INSPECTION:

N/A



Andrew Battrick

0405717826

andrewb@atrealty.com.au

www.atrealty.com.au



FLOOR PLAN

0 1 2 3 4 5

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.

1 Middleby Grove, Medowie

Andrew Battie
0405717826
andrewb@atrealty.com.au
www.atrealty.com.au

APPROX. TOTAL FLOOR AREA: 138M²

@realty