



# SOLD

## LARGE 727M2 BLOCK WITH POOL, CLOSE TO SCHOOLS, SHOPS AND TRANSPORT WHAT MORE COULD YOU ASK FOR!

OneThreeProperty | @realty is pleased to present yet another golden opportunity to market.

Discover comfort and convenience in this three-bedroom, one-bathroom home, perfectly situated just minutes from Edgeworth Town Square, local schools, the M1 Motorway, and the Hunter Expressway. This property is ideal for families, first-time buyers, or anyone seeking a well-located and functional residence on a sprawling 727m2 block.

Upon entry, you will find three good sized bedrooms, each with ceiling fans, the bathroom with both a separate shower and bath, along with a separate toilet for added convenience.

The kitchen features a free-standing oven with a gas cooktop—ideal for both everyday meals and entertaining.

A fully fenced backyard is an entertainer's dream, featuring a 10-meter inground swimming pool—perfect for enjoying the summer months. A double lock-up garage ensures secure parking, while an additional workshop and storage space offer practical solutions for organizing tools and equipment.

The property also includes an on-site demountable, providing versatile additional space for guests, family, or a creative studio, or simply remove it to create a larger backyard.

### Property Features:

- . Ceiling fans throughout
- . Split system air-conditioning
- . Carpeted bedrooms
- . 6.6kW solar power system
- . Double lock-up garage with workshop and storage
- . 10-meter inground swimming pool
- . On-site demountable for extra space

3 BED | 1 BATH | 2 CAR

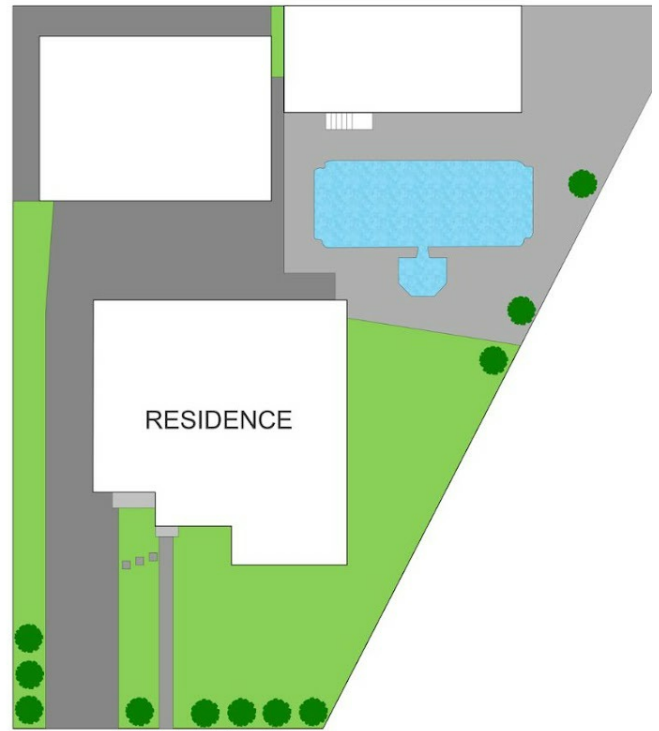
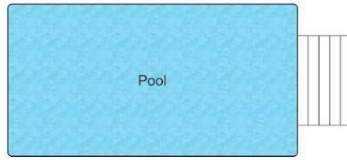
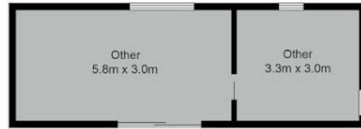
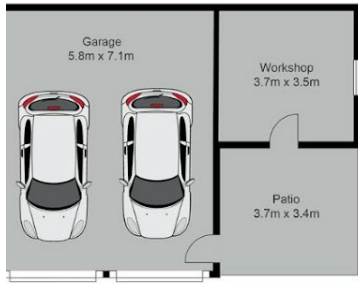
PRICE:  
\$715,000

OPEN FOR INSPECTION:  
N/A



**Joel Pyne**  
**0429080595**

joelpyne@atrealty.com.au  
[onethreeproperty.com.au](http://onethreeproperty.com.au)



## 11 Huntly Close, Edgeworth

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

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.