



SOLD

SPACIOUS 4BR HOME IN RAWORTH, PRIME OPPORTUNITY THE PERFECT HOME FOR A GROWING FAMILY OR INVESTORS

Nestled in a highly regarded neighbourhood, this modern 4-bedroom, 2-bathroom home offers a unique blend of semi-rural tranquility and urban convenience. Positioned just 3.3km from the new Maitland Hospital, this residence is perfect for medical professionals seeking a stress-free commute, growing families or investors looking for a high-demand rental property.

Price Guide \$750,000 - \$800,000

Currently tenanted at \$600 per week, this property delivers strong rental returns with future capital growth potential.

Key Features:

- ✓ Versatile Living Spaces – Two spacious living areas, ideal for family relaxation or a home office.
- ✓ Well-Appointed Kitchen – Modern appliances, gas cooktop, and ample storage for effortless meal preparation.
- ✓ Generous Accommodation – Four well-sized bedrooms, all with built-in robes, including a master suite with a walk-in robe and ensuite.
- ✓ Exceptional Outdoor Space – A large level yard, perfect for future enhancements (STCA) or simply enjoying the outdoors.
- ✓ Comfort & Convenience – Split-system air-conditioning, gas ports in the lounge and alfresco, and a secure double garage with internal access.

Prime Location – The Best of Both Worlds

Maitland Hospital – 3.3km (6-minute drive)

Morpeth Village – Moments away, offering boutique shopping and charming cafés

Stockland Green Hills – 3.5km for major retail and dining options

Newcastle CBD & Beaches – 33.7km for work or weekend leisure

Education & Schools Nearby:

Tenambit Public School – 0.89km

Linuwel School – 0.99km

Maitland High School – 1.92km

4 BED | 2 BATH | 2 CAR

PRICE:
\$800,000

OPEN FOR INSPECTION:
N/A



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Site Plan (not to scale)



Floor Plan



114 Canterbury Dr Raworth

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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.