

FOR SALE

AFFORDABILITY, VERSATILITY, FUNCTIONALITY

Set in a central, quality and sought after 2321 location this brick and tile home, with its brand new carpet, is ready and rockin' for its lucky new owners.

Are you considering building? Well, if you're looking at this ad you've already ascertained that it's expensive, it's confusing, the build time is a worry and the entire process is nothing short of daunting.

Here's an opportunity to purchase an already built home, move straight in - then use any additional funds to perhaps make your own with an update or two. Or not - leave as is. Move in, relax and enjoy!

The home has four bedrooms with an assigned dining option that works well with this set-up, however there is the opportunity to create a fifth bedroom or home office/study scenario by simply moving the dining into the generously proportioned open plan living. A simple stud wall and you've gained another room!

The home is well presented throughout, has an ensuite and comfort is achieved 12 months of the year with both a split system air conditioner and a ducted system.

Vehicle accommodation is by way of a double garage, plus there is ample space to get additional vehicles off the street.

A rear alfresco area is the ideal place for a bbq and outdoor furniture. It overlooks the perfect sized back yard for those that have children and/or a family pet, however don't want their down-time overtaken by yard maintenance.

The current owner has not secured further accommodation yet so MAY be flexible with settlement period and is prepared to lease the property back.

Cliftleigh is an increasingly popular, relatively new suburb, with some conveniences nearby. However, being located between the historic Kurri and Maitland, further shopping and entertainment options are not too far.

Whether you're starting out, slowing down, the astute investor or simply appreciate bang for your

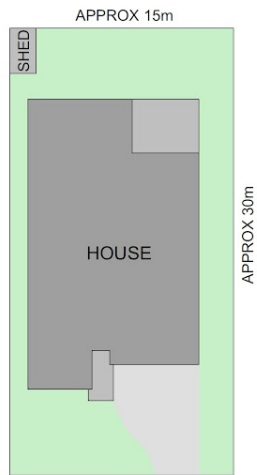
4 BED | 2 BATH | 2 CAR

PRICE:
Contact Agent

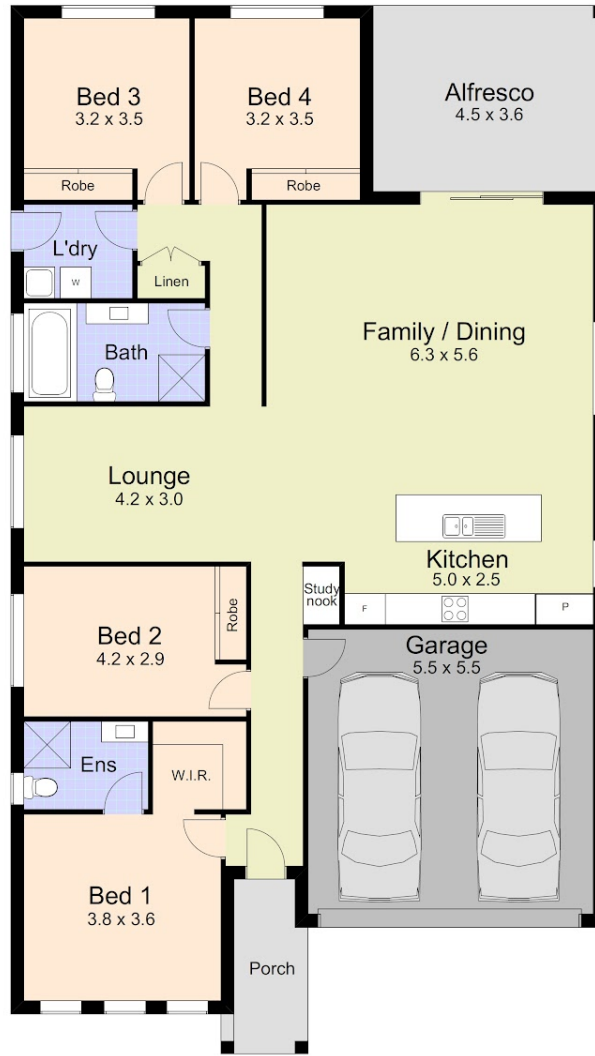
OPEN FOR INSPECTION:
Jul 4 at 11:30am - 12:00pm



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SITE PLAN
(NOT TO SCALE)



House Internal Area Approx: 178m²



Disclaimer for Real Estate Drafting. These plans are to be used for advertising purposes only. Interested persons should rely on their own enquiries.

30 Millbrook Road, Cliftleigh

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.