

18 Kilaben Road, Kilaben Bay

## DON'T MISS OUT!!!

Positioned in a peaceful, leafy setting, this beautifully presented home offers a relaxed lifestyle with a seamless indoor outdoor flow and generous entertaining deck.




Features include:

- Three well proportioned bedrooms, all with ceiling fans
- Light-filled open plan living and dining with split system air conditioning
- Modern kitchen with ample bench space and storage
- Expansive covered deck overlooking a private, leafy setting
- Polished timber floors throughout
- Well-appointed bathroom with separate bath and shower
- Large under-house area
- Elevated position capturing peaceful surrounds
- Generous block with plenty of space for kids and pets

APPLY NOW!!!

[https://app.tenantoptions.com.au/apply\\_link?agent\\_uid=fc96c2d1-8092-4856-8b5e-e8d302ba0cce&full\\_address=72+Mcnaughton+Avenue%2C+Maryland%2C+NSW%2C+2287](https://app.tenantoptions.com.au/apply_link?agent_uid=fc96c2d1-8092-4856-8b5e-e8d302ba0cce&full_address=72+Mcnaughton+Avenue%2C+Maryland%2C+NSW%2C+2287)

TO REGISTER FOR AN INSPECTION PLEASE FOLLOW THE BELOW LINK.

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### FOR RENT

\$650 pw

### VIEW

Wed 24th Jun @ 3:45PM - 4:00PM

### AGENTS

Ashleigh Maxwell  
ashleigh.maxwell@ljhooker.com.au

Courtney Kaczmar  
courtney.kaczmar@ljhooker.com.au

### AGENCY

LJ Hooker Warners Bay  
(02) 4915 3800

[https://app.tenantoptions.com.au/book\\_inspection/new?agent\\_id=2830&agent\\_uid=fc96c2d1-8092-4856-8b5e-e8d302ba0cce&full\\_address=72+Mcnaughton+Avenue%2C+Maryland%2C+NSW%2C+2287&property\\_crm\\_id=1P23871](https://app.tenantoptions.com.au/book_inspection/new?agent_id=2830&agent_uid=fc96c2d1-8092-4856-8b5e-e8d302ba0cce&full_address=72+Mcnaughton+Avenue%2C+Maryland%2C+NSW%2C+2287&property_crm_id=1P23871)

## MORE DETAILS

Property ID	ZHMHN8
Property Type	House
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Dining room Verandah

### Ashleigh Maxwell

Property Investment Manager | [ashleigh.maxwell@ljhooker.com.au](mailto:ashleigh.maxwell@ljhooker.com.au)

### Courtney Kaczmar

| [courtney.kaczmar@ljhooker.com.au](mailto:courtney.kaczmar@ljhooker.com.au)

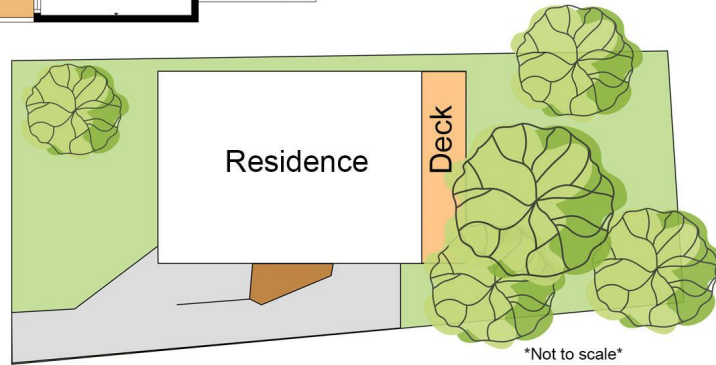
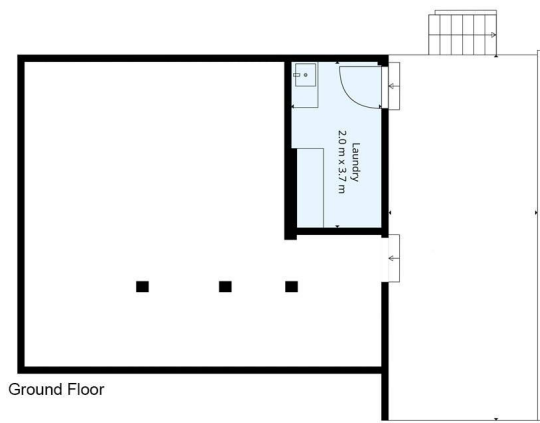
### LJ Hooker Warners Bay (02) 4915 3800

Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282  
[warnersbay.ljhooker.com.au](http://warnersbay.ljhooker.com.au) | [warnersbay@ljhooker.com.au](mailto:warnersbay@ljhooker.com.au)





First Floor



18 Kilaben Rd,  
Kilaben Bay



Total Internal Floor Area: 92m<sup>2</sup>

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



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