






31 Marlowe Avenue, Anambah

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## Forever Views & Room to Move!

A brand-new & stunning Eden Brae residence that combines luxe family living, premium finishes and amazing, forever rural views that we just know you'll never get sick of waking up to!

Thoughtfully designed & spread across two spacious levels, the floorplan offers you five genuine bedrooms, three bathrooms and multiple living spaces, including a ground-floor bedroom and full bathroom ideal for guest accommodation, teenagers or multi-generational living.

At the heart of the home, the gourmet kitchen features quality Smeg appliances, gas cooking, double ovens, stone benchtops and a butler's pantry, all overlooking the open-plan living and dining space. Sliding doors connect seamlessly to the covered alfresco, showcasing those rural vistas.

Upstairs, the master suite features a walk-in robe and designer ensuite complete with freestanding bath, double vanity and elevated rural views, while a second living area at the other end of the second level provides valuable separation for the family.

For investors, the numbers stack up well, with an anticipated rental return of approximately \$900 per week and the benefits associated

**FOR SALE**

\$999,950 - \$1,099,945

**VIEW**

By Appointment

**AGENTS**

Todd Fisher

0438 592 920

[tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

Ben Cotton

0434 638 822

[bcotton.maitland@ljhooker.com.au](mailto:bcotton.maitland@ljhooker.com.au)

**AGENCY**

LJ Hooker Maitland

(02) 4933 5511

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

with depreciation & negative gearing allowances available on a new home (please seek independent financial advice).

This quality home is located just minutes from the Maitland CBD, homemakers centre, schooling & a 15min drive to East Maitlands shopping & Hospital/Health Precinct, this is an awesome opportunity to secure a premium home that delivers lifestyle, convenience and long-term value in one impressive package.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920, Ben Cotton 0434 638 822 or Jack Fisher 0438 165 825 - 7 days for all inspections & further information.

- digital furnishings used for marketing & display purposes

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## MORE DETAILS

Property ID	1F7UF6H
Property Type	House
Land Area	576 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport

### Todd Fisher 0438 592 920

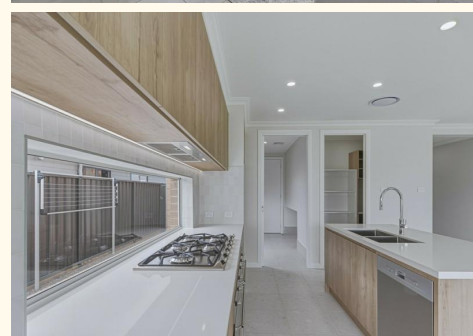
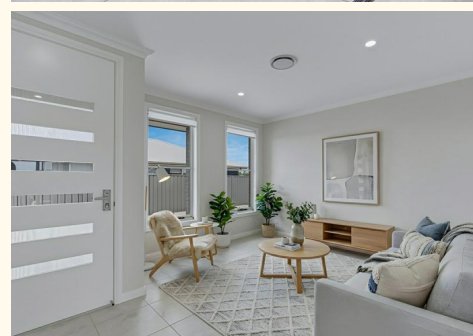
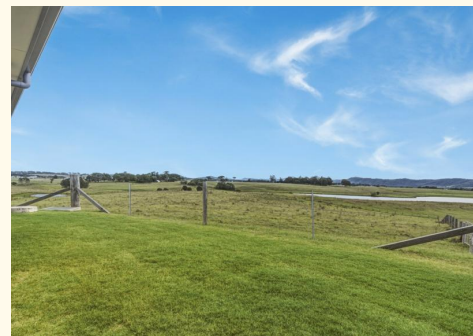
Salesperson | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

### Ben Cotton 0434 638 822

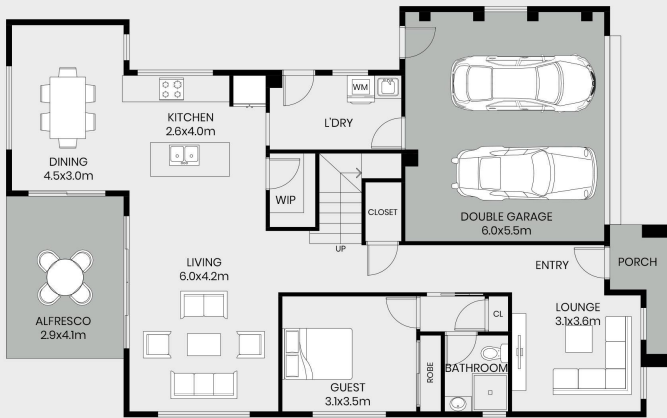
Licensed Real Estate Agent & Auctioneer |  
[bcotton.maitland@ljhooker.com.au](mailto:bcotton.maitland@ljhooker.com.au)

### LJ Hooker Maitland (02) 4933 5511

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**31 Marlowe Avenue, Anambah NSW 2320**



**GROUND FLOOR**



**FIRST FLOOR**

