



5 Claremont Close, Ashtonfield

## The Complete Family Package!

Set at the top of a quiet cul-de-sac setting and offering a family sized floor plan, this spacious residence delivers practicality and modern living for the growing family. Constructed with multiple living spaces and generous proportions throughout, the home caters effortlessly to both relaxed day-to-day living and entertaining alike.

Upon entry to the left, a separate home office provides the ideal work-from-home setup, while opposite the large lounge room offers a huge retreat away from the main living hub. At the heart of the home sits a spacious open-plan tiled family and dining area, seamlessly connecting to the modern kitchen complete with gas cooking, stainless steel appliances, dishwasher, walk-in pantry and an abundance of bench and cupboard space.

The sleeping arrangements total four generous bedrooms, all with built-in robes and ceiling fans, while the oversized master suite enjoys a private ensuite and his-and-hers walk-in robe. The main bathroom is centrally located and thoughtfully designed with both a separate shower and bath. Ducted air-conditioning throughout ensures year-round comfort across the entire home. Adding further flexibility for larger families is a dedicated children's activity space.

Stepping outside, the undercover entertaining area overlooks a fully

4 2 2

**FOR SALE**  
\$1.3M

**VIEW**  
Sat 6th Jun @ 9:00AM - 9:20AM

**AGENTS**  
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tfisher.maitland@ljhooker.com.au

Ben Cotton  
0434 638 822  
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**AGENCY**  
LJ Hooker Maitland  
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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

fenced backyard complete with garden shed and ample space for children and pets to enjoy. All positioned within close proximity to the best of local schooling, Greenhills Shopping Centre, Maitland Public & Private Hospitals, lifestyle & professional options.

Truly a super sized residence set in a boutique locale ready for your immediate occupation!

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

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## MORE DETAILS

Property ID	1F71F6H
Property Type	House
Land Area	895 m2
Including	Ensuite Study Air Conditioning Toilets (3) Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport

### Todd Fisher 0438 592 920

Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

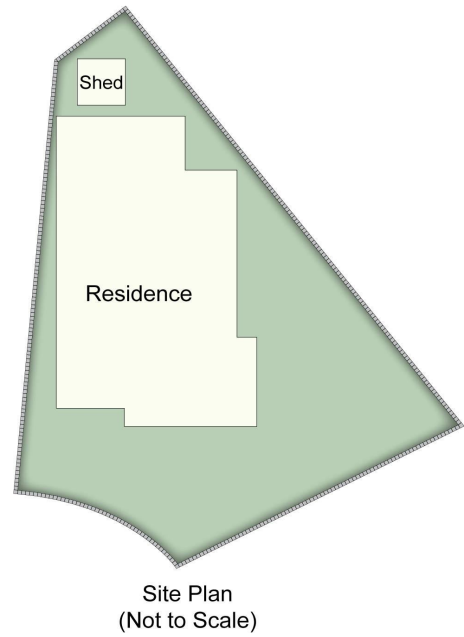
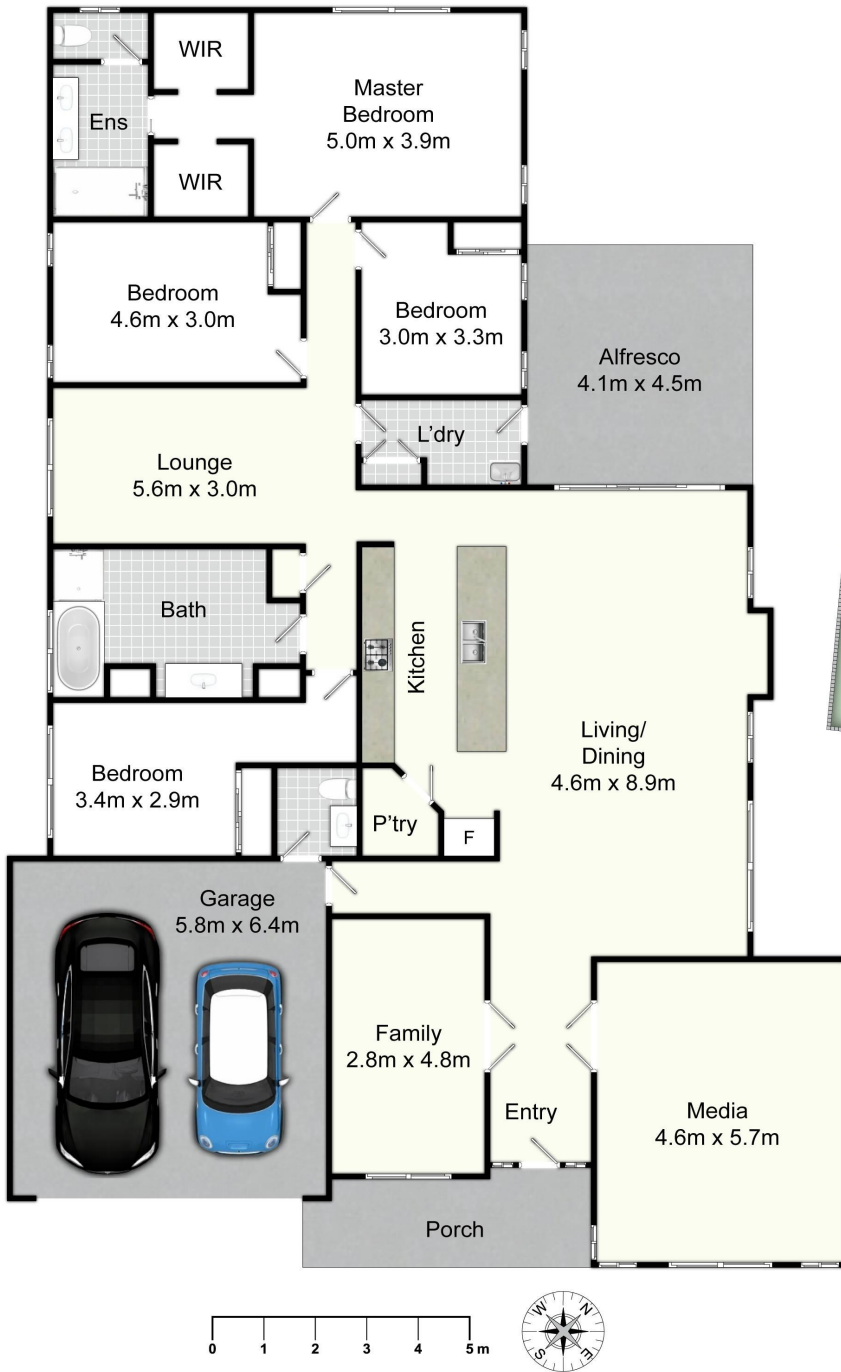
### Ben Cotton 0434 638 822

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