



## Beresfield, 196 Anderson Drive

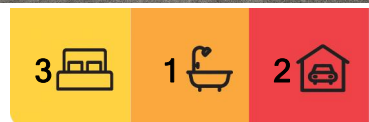
Nice & Neat, and Ready for You!

Recently painted & refloored thought, this cracking opportunity presents itself for the First Home Buyer, savvy Investor or Downsizer!

The property itself is a classic 1980's style brick & tile home, with 3 well sized bedrooms all promoting built ins & in close proximity to the original bathroom. The main living space is a great size and this area including the whole house has been recarpeted. The kitchen is original however very serviceable.

Externally the yard space on offer in addition to the side access, is more than plentiful. Subject to council approval, the shed could be removed perhaps & a granny flat may take its place - or a larger shed to suit the needs to house all the toys.

Location wise, you're only a short walk to local schooling, shopping & lifestyle options & only a few minutes further to the local train station. With the recent updates & suburb



**For Sale**  
\$650,000

**View**  
Sat 17th May @ 12:00PM - 12:30PM

**Contact**  
**Todd Fisher**  
0438 592 920  
tfisher.maitland@ljhooker.com.au

**Ben Cotton**  
0434 638 822  
bcotton.maitland@ljhooker.com.au



**Disclaimer:** 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 Maitland**  
**(02) 4933 5511**



interest from locals & those further afield, we encourage you to register your interest early!

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 About this Property

Property ID	1E5RF6H
Property Type	House
Land Area	674 m2
Including	Toilets (1) Built-in-Robes 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)

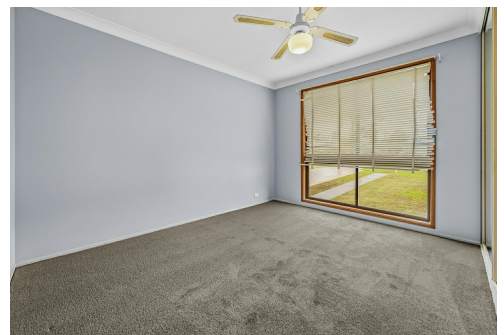
### Ben Cotton 0434 638 822

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

### LJ Hooker Maitland (02) 4933 5511

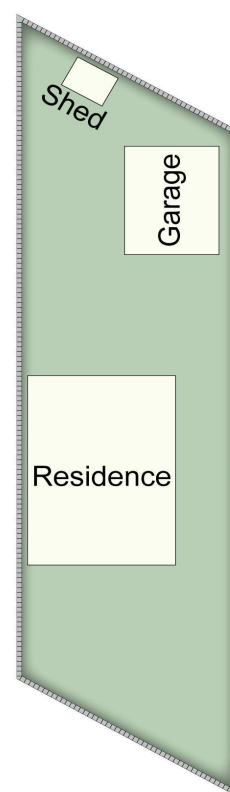
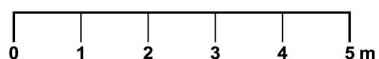
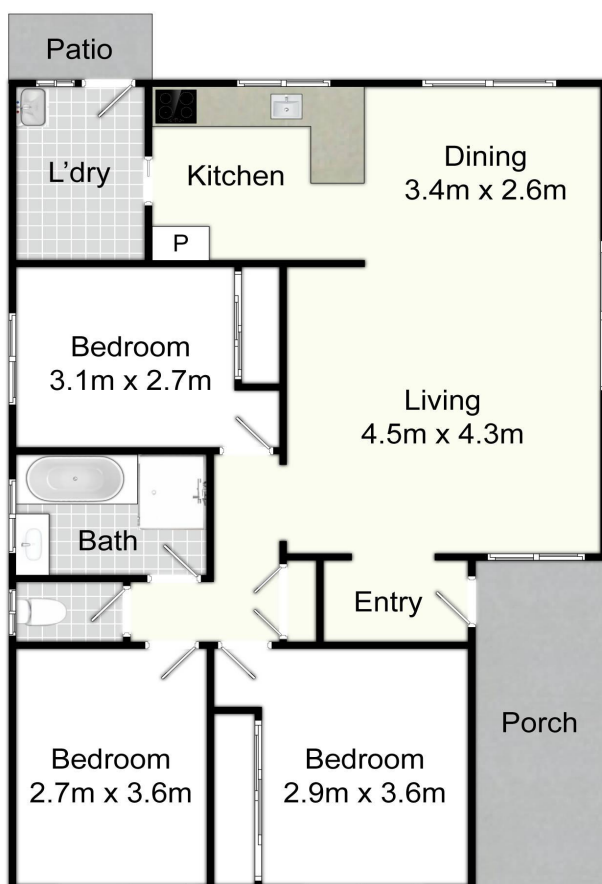
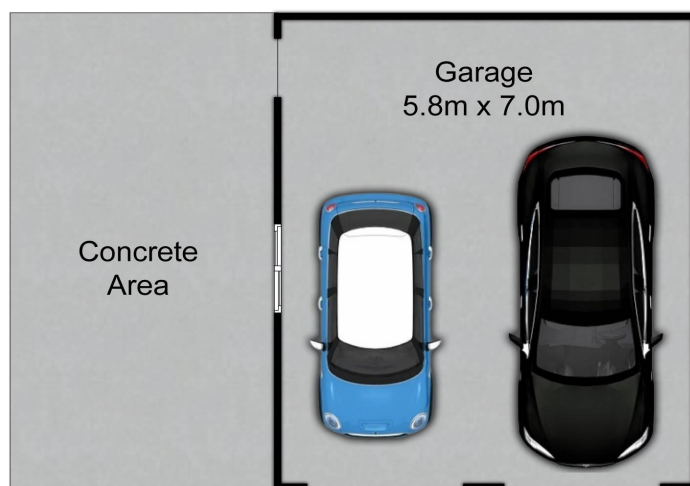
24 Ken Tubman Drive, MAITLAND NSW 2320

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Site Plan  
(Not to Scale)

196 Anderson Dr, Beresfield

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**LJ Hooker**  
Maitland

**LJ Hooker**

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