

23 Darlington Drive, Buttaba

## LIVING THE DREAM

What a treat, to come home to this modern low maintenance home with all the luxuries one could hope for overlooking a gorgeous bush reserve. Offering open plan living that flows to alfresco and swim spa plus level yard and fire pit ideal for the family or hosting friends.

The Chefs kitchen offers large island bench with breakfast bar, stone benches, walk in pantry and 900mm freestanding stove centrally located in the heart of the home. Quality finishes continue throughout the home with lovely flooring, ducted air conditioning, plantation shutters and gorgeous modern street appeal.

With room to park all your toys the home features double garage with internal access plus huge carport with the security of a roller door.

### PROPERTY HIGHLIGHTS

- Stunning modern home
- Open plan living
- Overlooks peaceful bush reserve
- Alfresco with swim spa
- Level secure yard
- Chefs kitchen with quality finishes
- Ducted air conditioning
- Double garage

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.

4 2 3

### FOR SALE

Buyers Guide \$990,000

### VIEW

Sat 21st Feb @ 12:00PM - 12:30PM

### AGENTS

Lachlan Porter  
0435 737 131  
lachlan.porter@ljhooker.com.au

Telisha Moffat  
0481 157 243  
telisha.moffat@ljhooker.com.au

**AGENCY**  
LJ Hooker Lake Macquarie  
(02) 4915 3800

**LJ Hooker**

- Large secure carport
- Ultimate privacy
- Master bed with walk in robe and ensuite
- Quality bathrooms
- Plantation shutters
- Close proximity to local boat ramps, jetty school and parks

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## MORE DETAILS

Property ID	ZF3F7Q
Property Type	House
Land Area	544 m2
Including	Toilets (2)

**Lachlan Porter 0435 737 131**

Sales Executive | Independent Contractor |  
[lachlan.porter@ljhooker.com.au](mailto:lachlan.porter@ljhooker.com.au)

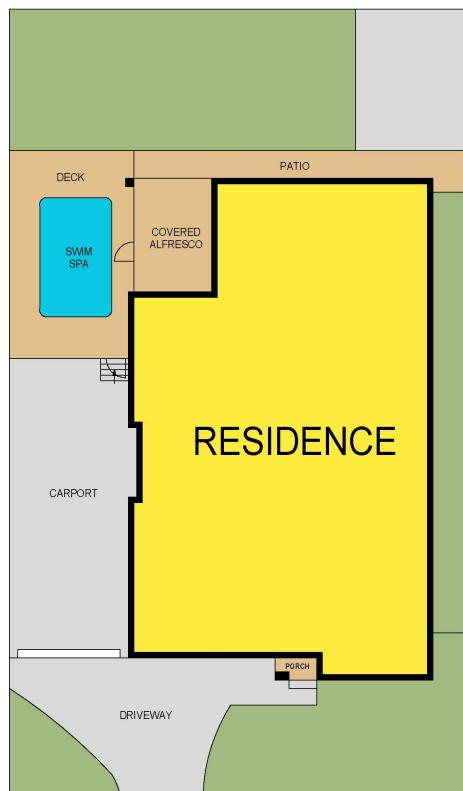
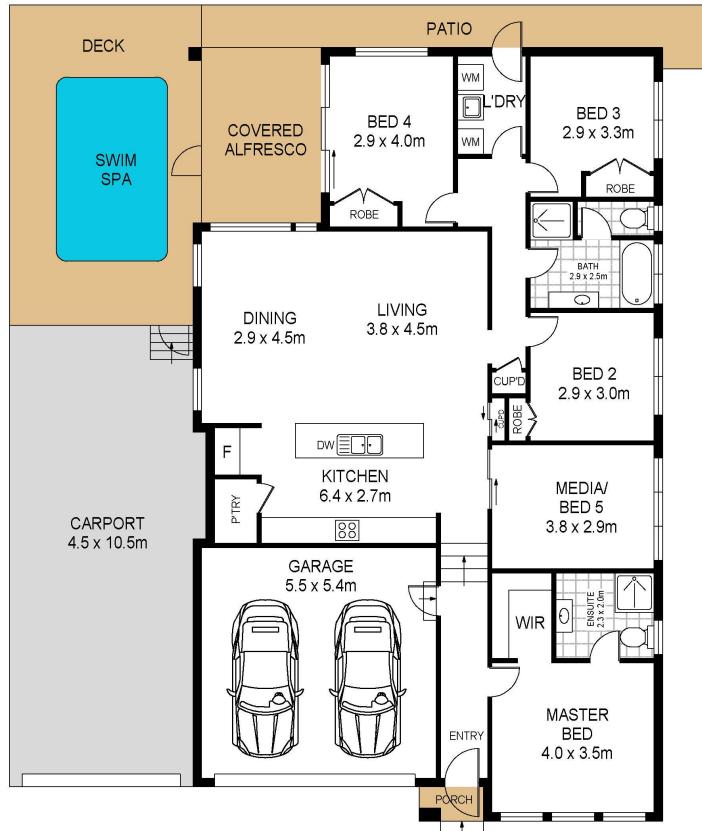
**Telisha Moffat 0481 157 243**

Sales Associate to Lachlan Porter | [telisha.moffat@ljhooker.com.au](mailto:telisha.moffat@ljhooker.com.au)

**LJ Hooker Lake Macquarie (02) 4915 3800**

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





 **LJ Hooker**

23 Darlington Drive  
Buttaba

Total Internal Floor Area: 171 sqm

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.

