

23 Jarrod Close, Charlestown

## FAMILY LIVING AT ITS BEST

This is the first time this builder's home has been on the market.

A superb single level home of the highest quality, located on a large block in a quiet cut-de-sac.

Superb formal lounge with gas log fire place. Modern kitchen with granite bench tops. And an alfresco covered courtyard for entertaining family and friends on comfort and private.

Recent improvements include a new ensuite to the main bedroom, new carpet to the generous sized bedrooms and a new colorbond roof.




There is a full double garage and a large turning circle that could accommodate a large shed or carport for multiple vehicles or vans.

This home has it all.

### FEATURES

- Four generous bedrooms
- Built-in robes and ceiling fans to each
- Master with ensuite
- Sparkling kitchen with 900mm oven and gas cooktop.

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.

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**FOR SALE**  
\$1,345,000

### AGENTS

John Church  
0414 294 944  
john.church@ljhooker.com.au

Robert Church  
0468 813 659  
Robert.church@ljhooker.com.au

### AGENCY

LJ Hooker Warners Bay  
(02) 4915 3800

 **LJ Hooker**

- Formal and informal lounge areas with fire place
- Study nook
- Polished timber floors
- Air conditioning
- Rear paved courtyard with pergola
- Established gardens with bush rock feature wall
- Garden shed
- Large double garage
- Quiet neighbourhood close to Charlestown amenities

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	Z0MHN8
Property Type	House
Land Area	1004 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Fire Place
	Dishwasher
	Built-in-Robes
	Bush Retreat
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Exhaust

### John Church 0414 294 944

Sales and Marketing Executive | Independent Contractor |  
john.church@ljhooker.com.au

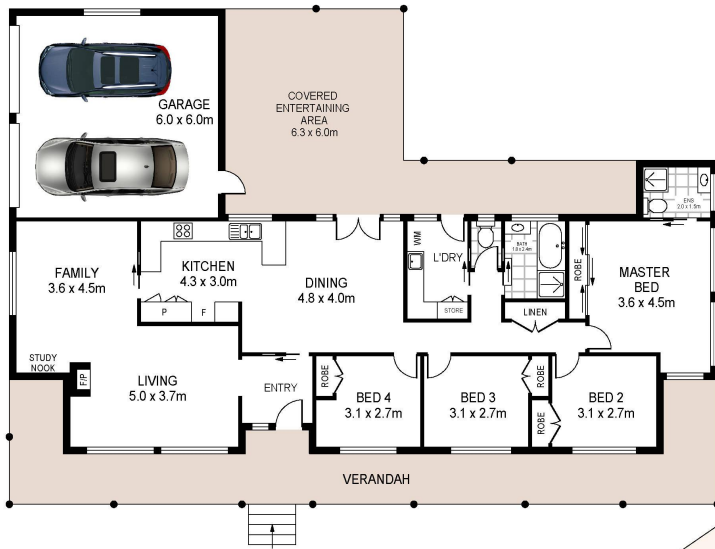
### Robert Church 0468 813 659

Sales Executive | Robert.church@ljhooker.com.au

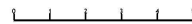
### LJ Hooker Warners Bay (02) 4915 3800

Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282  
warnersbay.ljhooker.com.au | warnersbay@ljhooker.com.au






**LJ Hooker** 23 Jarrod Close  
 Charlestown



Total Internal Floor Area: 132 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



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**LJ Hooker**