



127 Brunswick Street, East Maitland

## Potential Plus in a Prime Location

Perfectly positioned less than 1km from Green Hills Shopping Centre, this solid brick and tile home offers both convenience and opportunity.

Featuring three generous bedrooms, the master includes a walk-in robe and ensuite, while the media room can easily be converted into a fourth bedroom if needed. A spacious lounge and dining area adjoins the kitchen, creating a central hub for family living.

Outdoors, the home provides plenty of space with a side carport, a double shed with an adjoining carport - ideal for entertaining and a welcoming front verandah.

Additional features include:

- Air conditioning and ceiling fans throughout
- Dishwasher in the kitchen
- Excellent storage and flexible floorplan

Located just 2km from Maitland Hospital, with schools, sporting fields, and clubs close by, this home is set in a truly convenient spot.

Ready for you to move straight in and add your own personal touches,

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### FOR SALE

Price By Negotiation

### AGENTS

Michael Cruickshanks  
0409 362 130  
michael@ljhhv.com.au

### AGENCY

LJ Hooker Singleton  
(02) 6572 4930

LJ Hooker

this property is perfect for buyers looking to unlock extra value.

Contact Michael Cruickshanks on 0409 362 130 to arrange your private viewing today.

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## MORE DETAILS

Property ID	10X7F79
Property Type	House
Land Area	581 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Ceiling fans

**Michael Cruickshanks 0409 362 130**

Licensee | michael@ljhv.com.au

**LJ Hooker Singleton (02) 6572 4930**

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**TOTAL: 139 m<sup>2</sup>**  
FLOOR 1: 139 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 37 m<sup>2</sup>, COVERED PATIO: 16 m<sup>2</sup>, CARPORT: 16 m<sup>2</sup>,  
FIREPLACE: 1 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

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