

31 Carnarvon Circuit, East Maitland

Size, Quality & Location!

A quality McDonald Jones build, positioned within one of East Maitland's most consistently performing pockets - delivering modern family living with style & space front & centre!

Positioned proudly on the high side of the street, the home commands an impressive street presence while offering the highly sought-after bonus of side access.

Inside the home showcases quality finishes throughout, including sleek commercial-grade floating floor, 2.7m ceilings throughout, and multiple living zones giving space to all to enjoy. The sleeping arrangements total four, with the main bolstered by an ensuite and dual walk-in robes, plus walk out access to the alfresco. Ducted air conditioning and ceiling fans throughout ensure year-round comfort for the whole family.

Centrally anchoring the home, the gourmet kitchen features stone benchtops, quality appliances, and effortlessly connects the indoor and outdoor living while overlooking the backyard and entertaining spaces.

The open plan living flows seamlessly to the undercover alfresco, offering both covered and open-air spaces that perfectly capture the

4  2  2 

FOR SALE

\$995k to \$1.025M

VIEW

Sat 20th Jun @ 11:20AM - 11:40AM

AGENTS

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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**

desirable northerly aspect, ideal for year-round entertaining and relaxed family living. The block itself is super manageable, set on a generous 651sqm parcel - the property also features an enormous 10kW solar system with 37 panels, helping to significantly reduce energy costs. The side access on offer also opens up the prospects for further improvements.

This home offers great investment potential - with a weekly rent of \$780pw expected.

- note - current marketing photos are from a previous sales process.

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.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

MORE DETAILS

Property ID	1F5HF6H
Property Type	House
Land Area	651 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

Todd Fisher 0438 592 920

Salesperson | tfisher.maitland@ljhooker.com.au

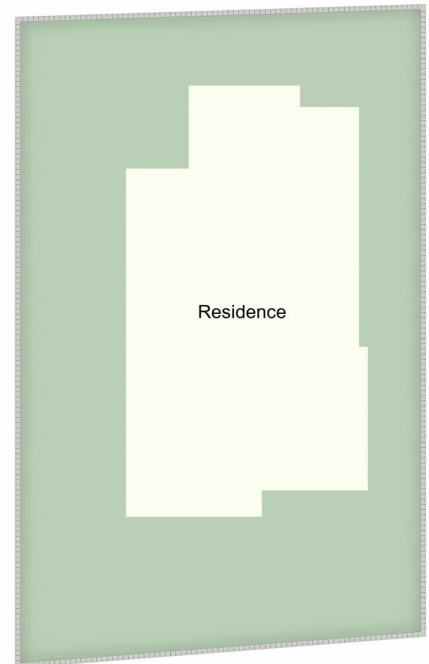
Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer |
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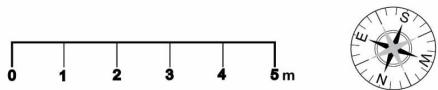
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Site Plan
Not to Scale



31 Carnarvon Cct, East Maitland

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