



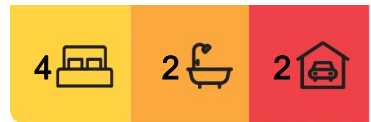
## Gillieston Heights, 7 Burgundy Close

Coming Soon

A fantastic brick & tile investment, nestled within a highly sought-after family-friendly locale, this beautifully maintained 4-bedroom brick and tile residence exudes charm and warmth. Positioned at the end of a tranquil cul-de-sac, it boasts exceptional street appeal, perfectly complemented by its picturesque surroundings of similar age homes.

Upon entering, you're greeted by a sense of comfort and space, with two separate living areas, including a formal dining room, ensuring ample room for family gatherings and entertaining. The heart of the home, the recently renovated kitchen, is a culinary haven featuring brand new appliances including a dishwasher, seamlessly merging style with functionality. Gorgeous plantation shutters adorn every window, enhancing both privacy and aesthetics, while new flooring and fresh paint throughout elevate the home's appeal.

The sleeping arrangements comprises four good sized bedrooms, all equipped with built-in robes, with the master bedroom enjoying the luxury of its own ensuite for added privacy.



**For Sale**  
\$645,000

**View**  
[ljhooker.com.au/1D8PF6H](http://ljhooker.com.au/1D8PF6H)

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

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

**LJ Hooker Maitland**  
**(02) 4933 5511**

**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.

Creature comforts abound with two split system air conditioners ensuring year-round comfort, while the spotless main bathroom with a separate toilet caters to family convenience. An internal laundry adds to the home's practicality.

Outside, the low-maintenance backyard beckons with its covered entertaining area and grass courtyard, providing the perfect setting for alfresco dining and relaxation.

Currently tenanted through to 20th of March 2025 at \$580pw.

Within minutes, residents can access the Gillieston Heights Shopping Village, boasting essential amenities such as medical facilities, cafes, and an IGA supermarket, ensuring all daily needs are met with ease. Additionally, the proximity to the Hunter Expressway facilitates seamless transit to both the upper Hunter Valley and Newcastle, promising a lifestyle of convenience and connectivity.

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.

Photos indicative only (former tenancy photos)

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 About this Property

<b>Property ID</b>	1D8PF6H
<b>Property Type</b>	House
<b>Land Area</b>	480 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) 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

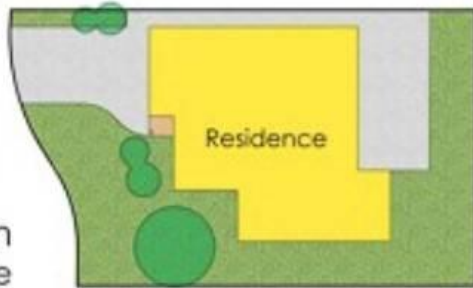
24 Ken Tubman Drive, MAITLAND NSW 2320

[maitland.ljhooker.com.au](http://maitland.ljhooker.com.au) | [maitland@ljhooker.com.au](mailto:maitland@ljhooker.com.au)





Floor Plan  
Total Internal Floor Area: 158 sqm



Burgundy Cl.  
Site Plan  
Not to Scale