



Greta, 35 Branxton Street

Wonderful 3 Bedroom Cottage

Situated on a 603.4 sqm corner block is this well-presented, freshly painted weather board home.

The home comprises 3 spacious bedrooms, lounge room, dining room that adjoins the kitchen which has polished floor boards, bathroom which adjoins 2 bedrooms, 2nd shower with bath and toilet in the laundry plus a large family room.

There is a 6m by 12m shed ideal for working on cars and storage, rear pergola area and front verandah with views across town and beyond.

Extras include;

New carpet, built in robes, split system air conditioner, ceiling fans and dishwasher.

Conveniently located with easy access to the Hunter Express Way back to Maitland or up to the Coalmines with the Vineyards being only 10 minutes away.

The home is immaculately presented and is suitable for first home buyers or those looking to downsize.

3

2

6

For Sale

\$655,000 to \$685,000

View

ljhooker.com.au/10T1F79

Contact

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Singleton
(02) 6572 4930

Contact Michael Cruickshanks to arrange your private inspection today.

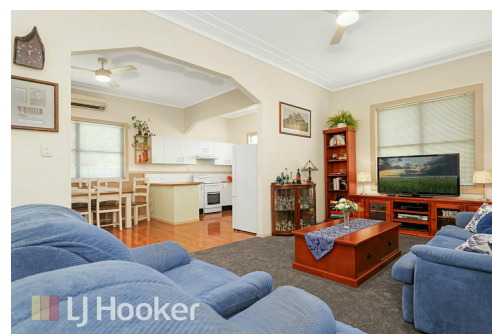
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More About this Property

Property ID	10T1F79
Property Type	House

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35 Branxton Street, Greta

This floor plan illustrates a residential property with a total area of 108 m². The layout includes a large garage (6.0 m x 12.1 m) with two car spaces, a shed (2.7 m x 2.7 m), and a patio/parking area (2.9 m x 12.4 m). The main living areas consist of a family porch (3.0 m x 12.1 m), a lounge room (5.1 m x 3.2 m), a dining area (3.2 m x 3.7 m), and a kitchen (2.9 m x 3.7 m). The sleeping quarters include a master bedroom (3.9 m x 3.7 m), a bedroom (3.6 m x 3.4 m), another bedroom (3.9 m x 3.0 m), and an ensuite (3.3 m x 1.5 m). There are also three robes and a linen closet. Outdoor spaces include an alfresco area (7.7 m x 1.8 m) and a small rear patio (3.6 m x 1.1 m).

Room	Dimensions (m)
Shed	2.7 m x 2.7 m
Garage	6.0 m x 12.1 m
Patio/Parking	2.9 m x 12.4 m
Family Porch	3.0 m x 12.1 m
Hall	3.9 m x 1.3 m
Bathroom	3.9 m x 2.3 m
Dining Area	3.2 m x 3.7 m
Kitchen	2.9 m x 3.7 m
Lounge Room	5.1 m x 3.2 m
Foyer	0.9 m x 6.8 m
Master Bedroom	3.9 m x 3.7 m
Robe	-
Ensuite	3.3 m x 1.5 m
Bedroom	3.6 m x 3.4 m
Robe	-
Bedroom	3.9 m x 3.0 m
Robe	-
Linen	-
Porch	6.1 m x 2.7 m
Porch	1.4 m x 3.5 m
Patio	3.6 m x 1.1 m
Alfresco Area	7.7 m x 1.8 m

TOTAL: 108 m²

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FLOOR 1: 108 m²

EXCLUDED AREAS: SCREENED PORCH: 37 m2, PORCH: 18 m2, PATIO/PARKING: 40 m2,
ALFRESCO: 14 m2, SHED: 8 m2, GARAGE: 72 m2

ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY
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