



13 Maya Drive, Medowie

## OPEN HOME CANCELLED!

From the moment you begin walking up the tiled entrance to this home you immediately think class and sophistication. That feeling will remain with you each and every step of the way as you wander through this sprawling residence.

The layout of this home is one of the first positive impressions you are met with, its versatile offering three huge living spaces, a dedicated home office, a main bedroom that comes with its own private escape that you simply won't believe, a Butlers Pantry and so much more.

This all comes with stunning inclusions as one would expect with a property of this nature. Stone benches throughout, high ceilings, incredibly well appointed ensuite and bathroom and even an enclosed gas fire for those cosy winters nights.

Incredibly the class continues to the Alfresco area that runs along the width of the home, we even have a sunken fire pit for entertaining.

We aren't even close to finishing yet! This beauty of a home is set on a corner block of over 1000sqm that comes with side access and a slab for the caravan behind double gates.

If you have been looking for the home with everything and then some

4 2 2

### FOR SALE

Please Call

### AGENTS

Ryan O'Connor

0417 977 476

roconnor.medowie@ljhooker.com.au

### AGENCY

LJ Hooker Nelson Bay

(02) 4984 2400

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this may well be the one opportunity you get to secure one of The Bowers best.

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## MORE DETAILS

Property ID	13S9F6R
Property Type	House
House Size	252 m2
Land Area	1014 m2
Including	Ensuite
	Air Conditioning
	Fire Place
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

### Ryan O'Connor 0417 977 476

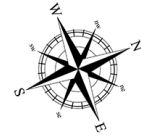
Sales Executive | Licensed Real Estate Agent - Class 2 | [roconnor.medowie@ljhooker.com.au](mailto:roconnor.medowie@ljhooker.com.au)

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# 13 Maya Drive Medowie



**TOTAL: 252 m2**

1st floor: 252 m2

EXCLUDED AREAS: GARAGE: 31 m2, YARD: 312 m2, PATIO: 22 m2,  
DECK/FIREPIT: 39 m2, ALFRESCO AREA: 35 m2, PORCH: 34 m2,  
SLAB: 32 m2, WALLS: 27 m2

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