



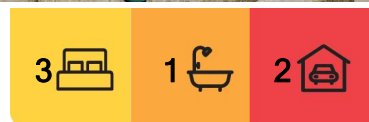
Morpeth, 89 Close Street

Once In A Generation!

Offered for the first time in over 70 years, and set in one of the Hunters most well regarded locations, is the opportunity to call 89 Close Street Morpeth home! It's time act swiftly, as with the boundless potential this home offers to all buying groups, makes this property a hot commodity!

Step inside to discover the charm this home promotes, along with a well-maintained interior. The sleeping arrangements total 3, with two in close proximity to the bathroom. The formal living room is well sized & framed perfectly with the decorative step down cornice work, stone feature hearth & complete with air conditioning for increased comfort. The kitchen is super functional, and has plenty of storage and counter space. The dine-in kitchen & adjoining sunroom also create inviting spaces that seamlessly flow into the rear lounge & entertaining space.

Externally, a great yard space waits, with the added bonus of side access, which offers you



For Sale
\$725,000

View
ljhooker.com.au/1DGJF6H

Contact
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limitless possibilities, whether it's a play haven for the kids & pets, additional garaging, or even a pool, the choice is yours to tailor as you desire —subject to council approval of course!

For the owner occupier, vacant possession is on offer and this allows your imagination here to run wild. The classic construction would benefit from further extension & renovations, securing you your crowning jewel achievement in a more than ideal location! With growth in the local area at an all-time high, for the investors, this would be an ideal addition or start to your investment portfolio dreams.

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 About this Property

Property ID	1DGJF6H
Property Type	House
Land Area	543 m ²
Including	Air Conditioning Close to Schools Close to Shops Close to Transport

Todd Fisher 0438 592 920

Principal/Licensee in Charge | tfisher.maitland@ljhooker.com.au

Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer | bcotton.maitland@ljhooker.com.au

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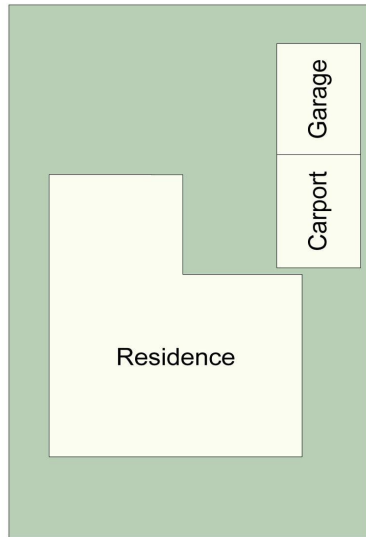
24 Ken Tubman Drive, MAITLAND NSW 2320

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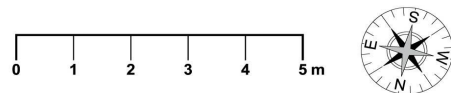
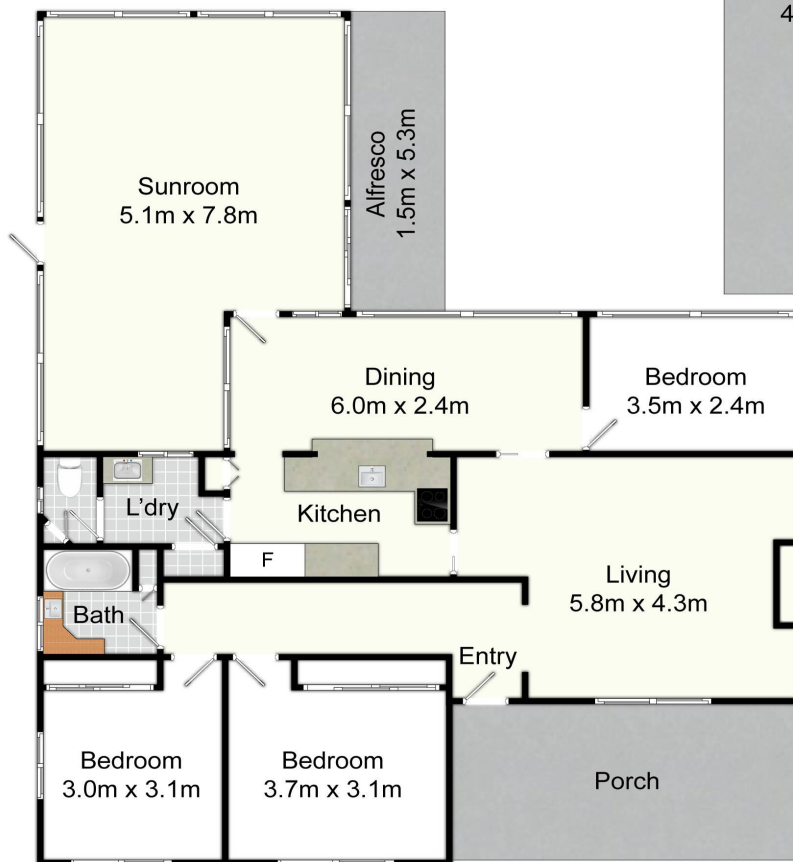
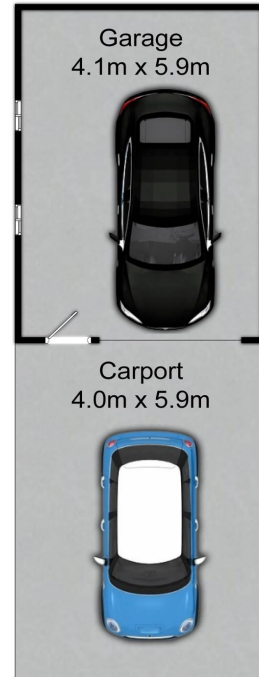


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Site Plan
Not To Scale



89 Close St, Morpeth

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