



11A Newling Street, Niagara Park

## Hidden from the Street...But Huge Where It Matters

If you've been searching for space, privacy and a home that actually feels like a retreat - this is the one buyers don't expect...until they see it.

Positioned well back from the street on a generous 630sqm (approx.) battleaxe block, this single level home delivers something increasingly hard to find - peace, privacy and room to move, without sacrificing convenience.




Step inside and you'll immediately notice the scale.

Four genuinely large bedrooms provide flexibility for growing families, with the master offering a walk-in robe and private ensuite.

Multiple living zones give you options - whether it's a quiet night in, space for the kids, or hosting friends. At the centre of it all, the open plan kitchen connects seamlessly to indoor and outdoor living, making everyday life easy.

Out the back is where this home really comes into its own.

A huge covered entertaining area flows onto a level, usable backyard

4  2  2 

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 11th Apr @ 12:30PM - 1:00PM

**AGENTS**  
Scott Phillips  
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sPhillips.eastgosford@ljhooker.com.au

**AGENCY**  
LJ Hooker East Gosford  
(02) 4322 5522

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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**

framed by established gardens - perfect for kids, pets, or future plans like a pool (STCA).

This is the kind of space families move for...and rarely find.

What you'll love:

- Four oversized bedrooms, master with ensuite & walk in robe
- Multiple living areas for flexibility and separation
- Seamless indoor - outdoor flow to covered entertaining
- Private, level backyard with room to grow
- Double lock up garage with internal access
- Quiet battleaxe position - set well back from the street

All this, just moments to local schools, shops, rail and with easy access to the M1.

Private. Spacious. Surprisingly convenient.

This is one you need to see in person to fully appreciate.

Inspect this weekend - homes like this don't stay hidden for long.

For more information, please contact Scott Phillips on 0419 290 030

Council Rates: \$1,505.49pa approx.

Water Rates: \$1,096pa approx. + usage

## MORE DETAILS

Property ID	88XGQR
Property Type	House
Land Area	630 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Entertaining deck
	Fenced Yard
	Fire Place

**Scott Phillips 0419 290 030**

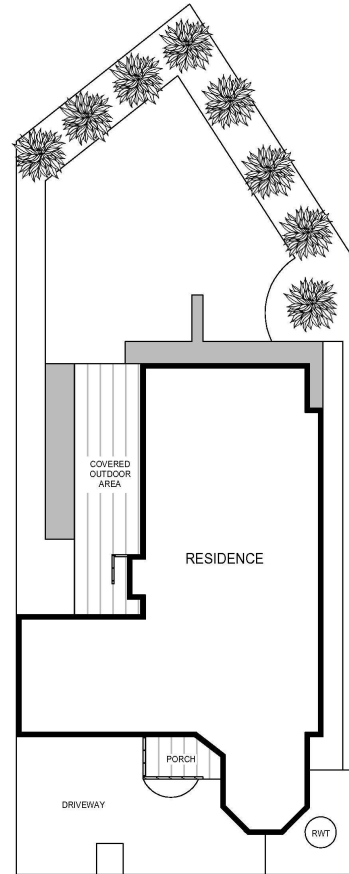
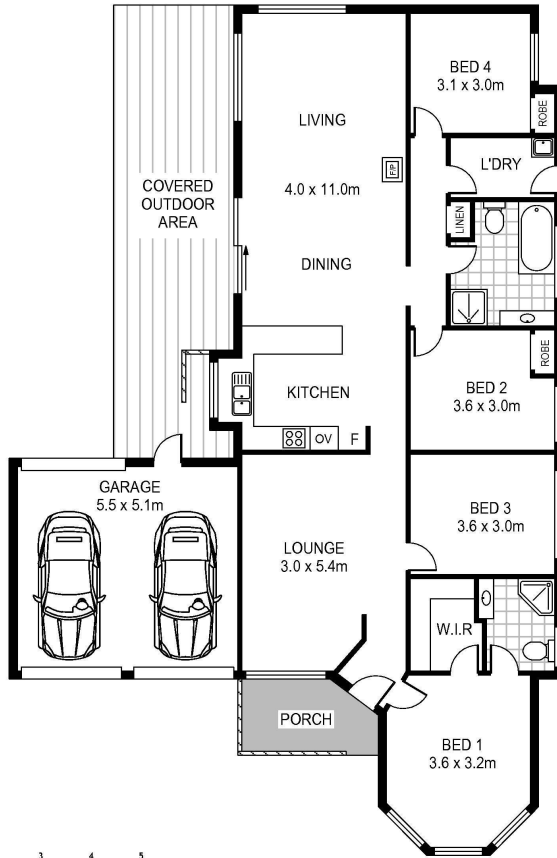
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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