

11A Newling Street, Niagara Park

The Backyard Everyone Wants...The Privacy You Can't Find

Tucked away from the street in a peaceful, private setting, this is the kind of home families search for but rarely secure - where space, comfort and lifestyle come together in one unexpected package.

From the moment you arrive, the outside world fades. What unfolds is a surprisingly spacious single level residence designed for real living - offering multiple living zones, oversized bedrooms and a seamless connection to outdoor entertaining and a generous, usable backyard.

This is not what you expect from a Niagara Park home.

At the heart of the property, the open plan kitchen, living and dining areas create a natural gathering space, flowing effortlessly to a large covered alfresco - perfect for weekend BBQs, family celebrations or simply unwinding in complete privacy.

The backyard is a true standout. Level, secure and framed by established gardens, it's a space where kids can play freely, pets can roam, and future plans like a pool can easily come to life (STCA).

4  2  2 

FOR SALE
\$1,050,000 - \$1,150,000

VIEW
Sat 20th Jun @ 10:30AM - 11:00AM

AGENTS
Scott Phillips
0419 290 030
sphilips.eastgosford@ljhooker.com.au

AGENCY
LJ Hooker East Gosford
(02) 4322 5522

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.

 **LJ Hooker**

Inside, the home continues to impress with four well proportioned bedrooms, including a spacious master retreat complete with walk in robe and private ensuite. The remaining bedrooms are serviced by a family friendly main bathroom with both bath and shower, ideal for growing families.

Positioned away from passing traffic, the home offers a quiet, safe environment - perfect for those seeking peace without sacrificing convenience.

Key Features:

- Four large bedrooms, master with walk in robe & ensuite
- Multiple living areas offering flexibility for families
- Open plan kitchen, dining & living at the heart of the home
- Expansive covered outdoor entertaining area
- Level, private backyard ideal for kids, pets or future additions (STCA)
- Double lock up garage with internal access
- Quiet, tucked away position with no through traffic
- Close to schools, shops, rail and easy access to the M1

Location Highlights:

Enjoy the best of both worlds - a peaceful, private setting while remaining just minutes to local schools, shopping, public transport and major commuter routes.

Why You'll Love It:

Homes offering this level of space, privacy and usability are becoming increasingly hard to find. Whether you're upsizing, accommodating a growing family or simply looking for a home where you can spread out and enjoy, this property delivers in all the ways that matter.

Don't Miss This

Opportunities like this don't last. Inspect this weekend and experience the space and privacy for yourself.

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

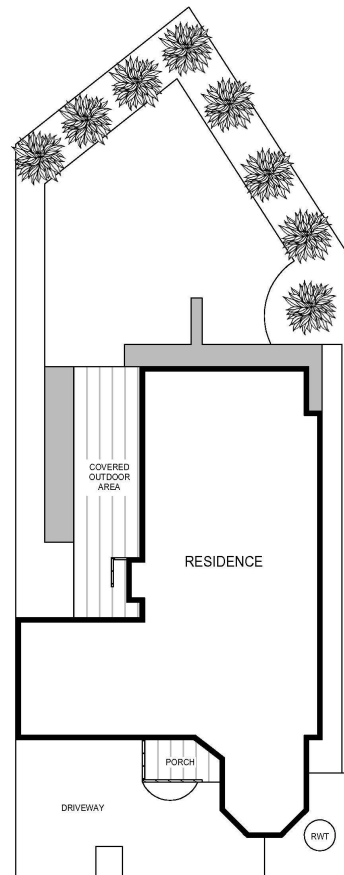
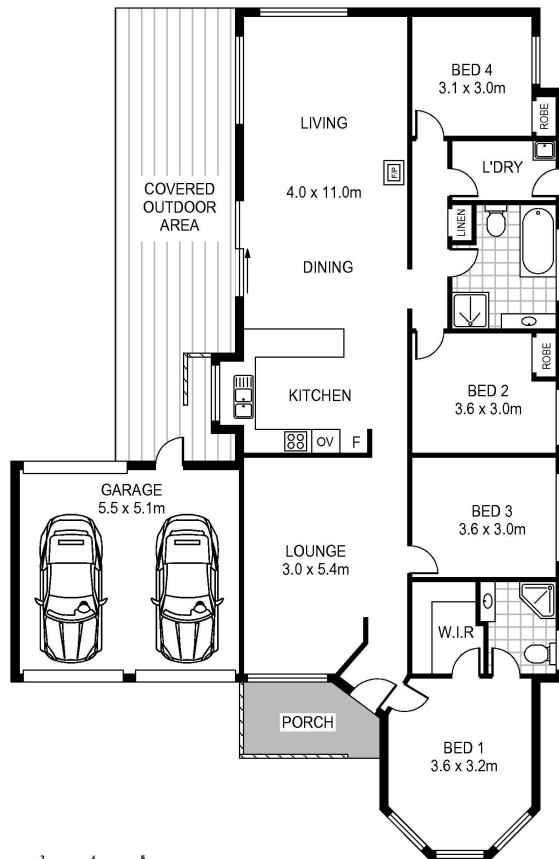
Scott Phillips 0419 290 030

Licensed Real Estate Agent | sphillips.eastgosford@ljhooker.com.au

LJ Hooker East Gosford (02) 4322 5522

Suite 5 & 6 Victoria Court, 36-40 Victoria Street, EAST GOSFORD
NSW 2250
eastgosford.ljhooker.com.au | eastgosford@ljhooker.com.au





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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