



6 Mason Place, North Rothbury




## The Perfect Blend of Comfort, Space & Convenience

Set in a peaceful cul-de-sac, this well-maintained four-bedroom home offers generous living inside and out, with the added bonus of side access and large & sprawling yard that is fully fenced yard - perfect for growing families or those seeking a little bit of space to call their own.

Inside, the layout is practical and family-focused. All four bedrooms are sized well, and include built-in wardrobes and ceiling fans, while the master enjoys its own walk-in robe and ensuite. Two large living areas provide flexibility for everyday living, with a separate formal lounge at the front of the home ideal as a secondary media room or parents retreat.

At the heart of the home, the kitchen is complete with stainless steel appliances, a breakfast bar for casual eats, and works in conjunction to the open plan living and dining area. Glass sliding doors lead to the covered alfresco, creating a seamless indoor-outdoor flow for entertaining or relaxed family meals.

Comfort is assured with split system air conditioning, ceiling fans, and modern neutral finishes throughout. The double garage includes

4  2  2 

**FOR SALE**  
\$770,000

### AGENTS

Todd Fisher  
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Ben Cotton  
0434 638 822  
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### AGENCY

LJ Hooker Maitland  
(02) 4933 5511

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**

remote entry and internal access for added convenience.

Positioned just minutes from the Hunter Expressway, Branxton, Greta, and Huntlee, you'll have easy access to local schools, shops, cafés, medical services and the Huntlee Shopping District, and the Hunter Valley's wineries and restaurants are just around the corner.

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.

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## MORE DETAILS

Property ID	1ED8F6H
Property Type	House
Land Area	1001 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

### Todd Fisher 0438 592 920

Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

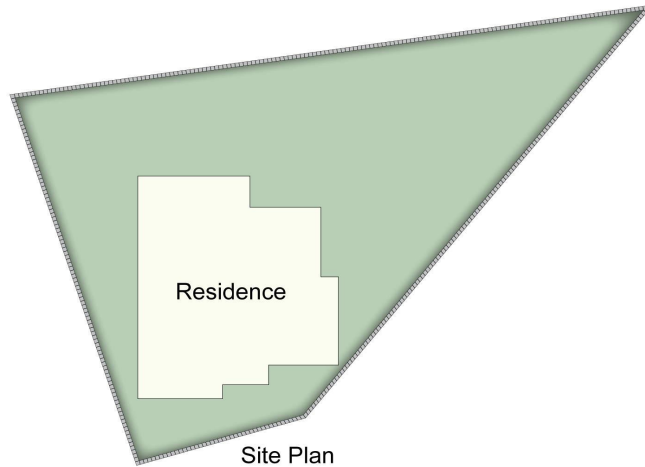
### Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer | [bcotton.maitland@ljhooker.com.au](mailto:bcotton.maitland@ljhooker.com.au)

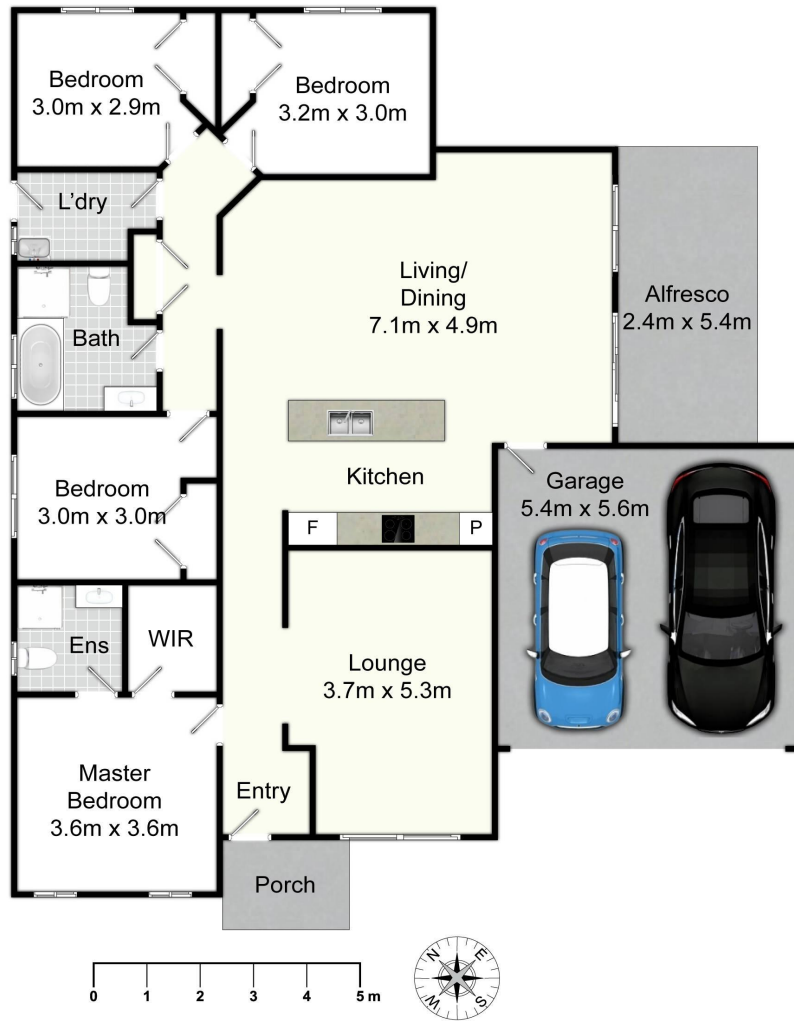
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Site Plan  
(Not to Scale)



### 6 Mason Pl, North Rothbury

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