



6/255 Morpeth Road, Raworth




## THE COMPLETE PACKAGE FOR HOMEOWNERS & INVESTORS

Combining contemporary style, generous proportions and an unbeatable location, this beautifully appointed three bedroom residence presents an outstanding opportunity to secure quality, low maintenance living in one of Raworth's most desirable addresses.

Positioned within a boutique, well maintained complex, the home enjoys exceptional convenience, just moments from the new Maitland Hospital, Stockland Green Hills Shopping Centre, quality schools, public transport and easy access to Newcastle and the Hunter Expressway.

Designed with comfort in mind, the spacious open plan living and dining area is bathed in natural northern sunlight and complemented by reverse cycle ducted air conditioning throughout. At the heart of the home, the stunning kitchen is sure to impress, featuring stone benchtops, a large island breakfast bar, quality stainless steel appliances and plenty of storage space.

All three generous bedrooms comfortably accommodate queen sized beds and include built-in wardrobes, while the privately positioned master suite enjoys the added luxury of its own ensuite. The stylish

3  2  3 

**FOR SALE**  
\$799,000-\$849,000

**VIEW**  
By Appointment

**AGENTS**  
Kane Bradley  
0423 525 335  
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**AGENCY**  
LJ Hooker Maitland  
(02) 4933 5511

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

main bathroom has been finished to a high standard, complete with a freestanding soaking bath and separate shower to create a true retreat.

Step outside to a private sun filled courtyard where you can relax, entertain or enjoy the low maintenance garden surrounds. Adding even further appeal is the rare advantage of extensive parking, including an oversized double garage with internal access plus an exclusive designated visitor parking space for Unit 6.

Whether you're looking to downsize without compromise, invest in a premium location or secure your first home, this exceptional property offers quality, convenience and lifestyle in equal measure. Opportunities of this calibre are becoming increasingly rare don't miss your chance to make it yours.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

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## MORE DETAILS

Property ID	1FARF6H
Property Type	Unit
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Shops
	Close to Transport
	Liveability
	Security Access

### Kane Bradley 0423 525 335

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

### LJ Hooker Maitland (02) 4933 5511

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# 6/255 Morpeth Road, Raworth



**Total: 120 m<sup>2</sup>**

1st Floor: 120 m<sup>2</sup>

Excluded Areas: Parking: 54 M<sup>2</sup> Garage: 33 M<sup>2</sup>, Patio: 20 M<sup>2</sup>, Verandah: 8 M<sup>2</sup>, Walls: 10 m<sup>2</sup>



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