



46 Bligh Street, Telarah

## Packed with Potential

Positioned in one of Telarah's most established and sought-after pockets, this charming three-bedroom weatherboard and terracotta tile home presents an outstanding opportunity for first home buyers and savvy investors alike.

Solid as the day it was built, this property offers the perfect foundation to move straight in while still leaving room to add value and maximise your return.

Inside, the home boasts generous living spaces complemented by a fresh, modern colour palette throughout. The updated laminate kitchen is both practical and spacious, featuring an abundance of bench space and storage, ideal for everyday living serviced by a reverse cycle ducted air conditioning system.

Adding further versatility is a separate kitchenette located in the rear sunroom-perfect for extended family, entertaining, or future enhancement.

Accommodation includes three well-sized bedrooms serviced by a centrally located main bathroom, along with the added convenience of a second shower and toilet positioned near the rear laundry.

3  2  2 

**FOR SALE**  
\$719,000-\$759,000

**VIEW**  
By Appointment

**AGENTS**  
Kane Bradley  
0423 525 335  
kbradley.maitland@ljhooker.com.au

**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**

Step outside and you'll discover an entertainer's haven. The sunroom flows seamlessly out to a fully covered BBQ area, offering year-round enjoyment regardless of the weather. Beyond this, a substantial 10m x 7m garage with rear lane access provides ample space for vehicles, storage, or a workshop setup.

Conveniently located just moments from local shops, public transport, and with the bowling club directly across the road, plus the Maitland CBD only a short drive away-this is a lifestyle and investment opportunity not to be missed.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 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 DETAILS

Property ID	1F20F6H
Property Type	House
Land Area	515 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Kitchenette
	Liveability

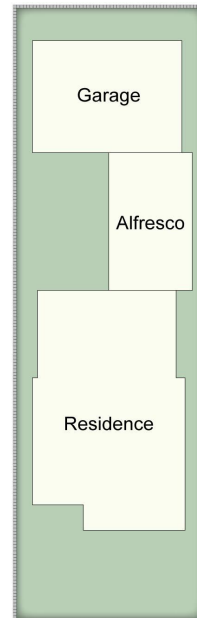
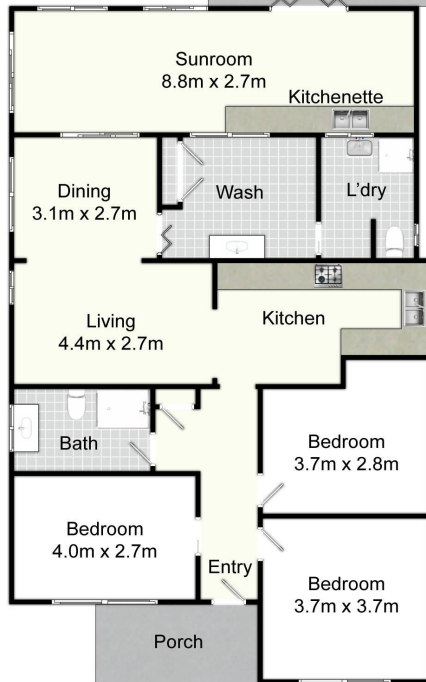
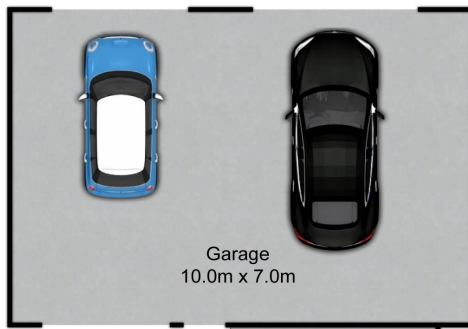
### Kane Bradley 0423 525 335

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

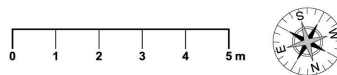
### LJ Hooker Maitland (02) 4933 5511

24 Ken Tubman Drive, MAITLAND NSW 2320  
[maitland.ljhooker.com.au](http://maitland.ljhooker.com.au) | [maitland@ljhooker.com.au](mailto:maitland@ljhooker.com.au)





Site Plan  
(Not to Scale)



46 Bligh St, Telarah

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

 **LJ Hooker**  
Maitland

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**