



53 Wentworth Street, Telarah

## A Smart Start!

Set within the ever-evolving and tightly held pocket of Telarah, a suburb that continues to gain traction across first home buyers, investors and downsizers alike - this walk up start suits for all!

Warm and inviting from the outset, the home welcomes you with rich cypress pine flooring underfoot and a functional, easy-flow layout designed for everyday living. A well-proportioned lounge room sits to the right of entry, enhanced by decorative cornices that nod to its era, while a versatile study to the left offers the flexibility of a home office or an easy conversion into a third bedroom as needs evolve.

At the heart of the home, a neat and practical kitchen and dining zone provides a comfortable space to gather, seamlessly connecting through to a cleverly designed laundry that maximises usability without compromising space. The centrally positioned bathroom caters to convenience, complete with a shower, bathtub and single vanity.

The bedrooms are well proportioned with a generously sized master bedroom featuring ceiling fan comfort and excellent built-in storage, while the second bedroom is equally inviting, offering a double built-in robe and the third bedroom easily achieved if required.

3  1  2 

**FOR SALE**  
\$690,000 to \$720,000

**VIEW**  
By Appointment

**AGENTS**  
Todd Fisher  
0438 592 920  
tfisher.maitland@ljhooker.com.au

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**

Outdoors, the appeal continues with a tidy, secure yard framed by a durable Colourbond fencing, providing both privacy and peace of mind. A solid slab hints at future possibilities for additional parking, shedding or even an outdoor entertaining space, while the existing driveway comfortably accommodates two vehicles.

Holding strong foundations and brimming with opportunity, this is a property that invites you to move straight in, invest with confidence, or enhance over time and truly make it your own-an increasingly rare find in one of the region's most active and accessible markets.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920, Ben Cotton 0434 638 822 or Jack Fisher 0438 165 825- 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	1F33F6H
Property Type	House
Land Area	464 m2
Including	Toilets (1)
	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)

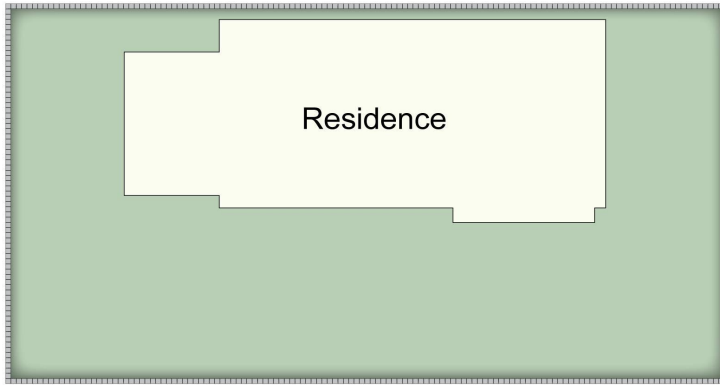
### Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer |  
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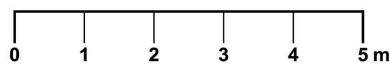
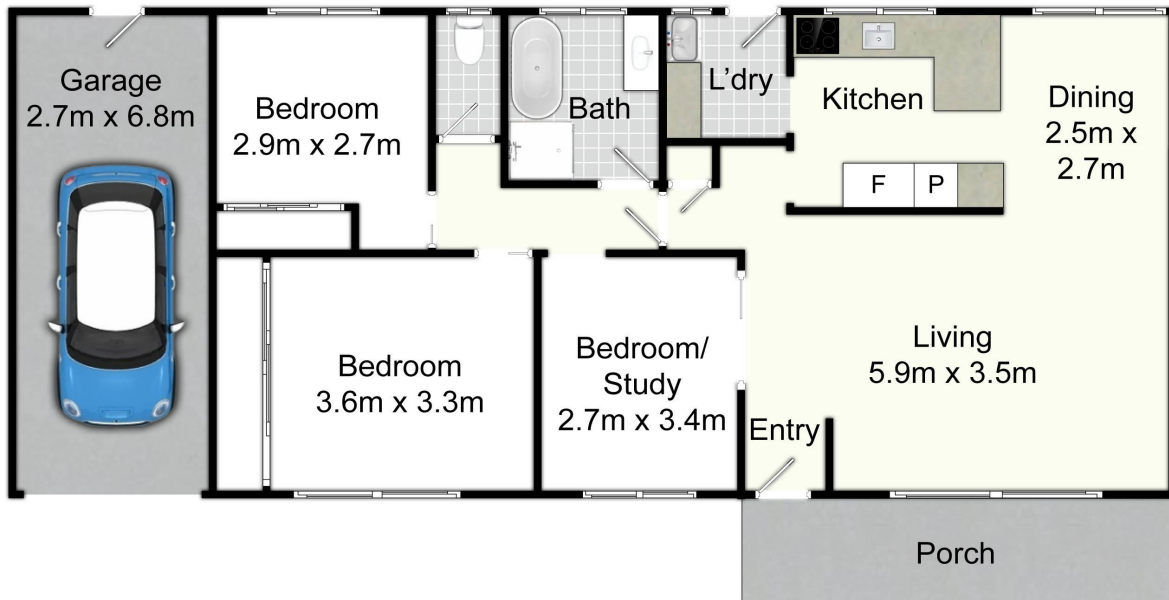
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Site Plan  
(Not to Scale)



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