



## 23 Undercliff Street, CLIFBLEIGH, NSW 2321

### Low-Maintenance Living Close to Expressway

Positioned in a quiet, family-friendly pocket of Clifbleigh, this modern home offers a practical layout and easy, low-maintenance living suited to first home buyers, investors, downsizers or young families.

Set on a level block, the home features a light-filled open plan living and dining area at the rear, flowing to a covered alfresco for relaxed indoor-outdoor living. Neutral interiors provide a flexible base to style your own way, while the functional kitchen and well-sized bedrooms - including a master with ensuite.

#### Features:

- 4 Bedrooms all with built-ins and ensuite to main
- Open plan living and dining
- Functional kitchen with ample storage
- Covered outdoor alfresco area
- Double garage with internal access

**TYPE:** For Sale

**INTERNET ID:** 124P2589

#### SALE DETAILS

**Guide \$770,000**

#### CONTACT DETAILS

**Elders Advantage Group**

2/8 Billbrooke Close  
Cameron Park, NSW  
02 4013 1929

**Troy White**

0432 717 354

- Separate laundry with yard access
- Level, low-maintenance block
- Approx. 450sqm Land

Location:

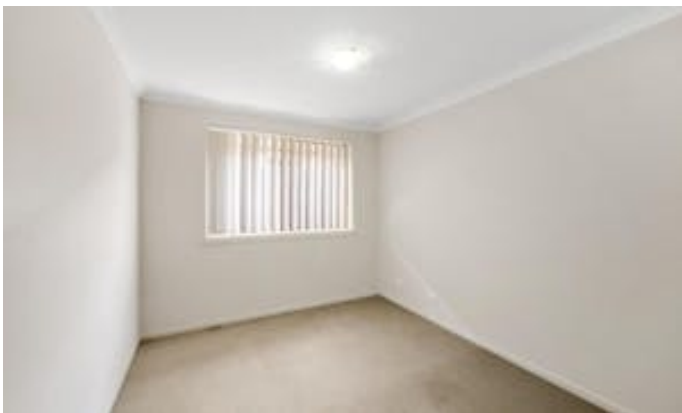
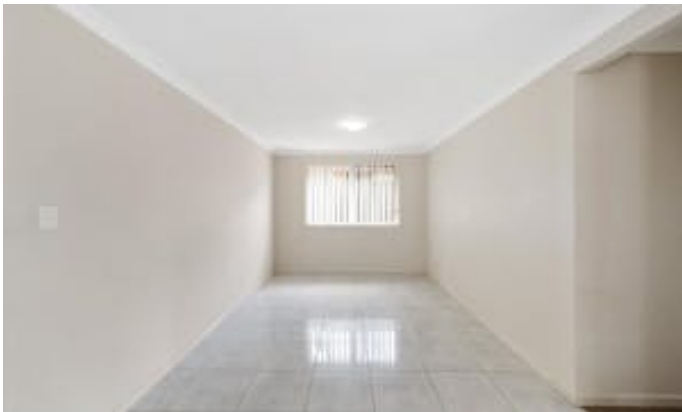
- Approx. 5 mins to Hunter Expressway
- Approx. 15 mins to Stockland Green Hills
- Approx. 10 mins to Maitland CBD

A great opportunity to secure a well-located home with scope to add value.

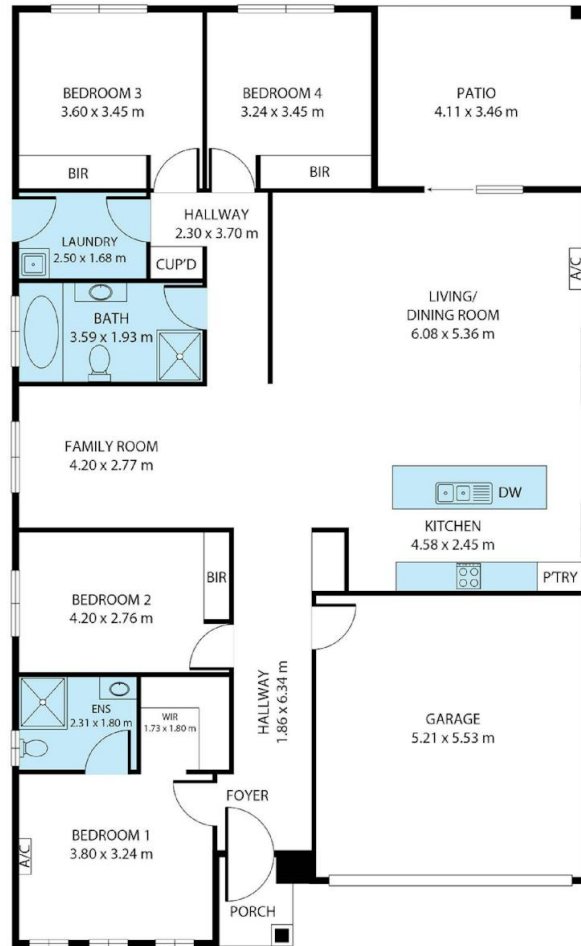
Disclaimer:

The information contained herein has been obtained from sources deemed reliable. However, no guarantee or warranty is given or implied as to its accuracy, completeness or currency. Interested parties should rely on their own enquiries and independent investigations. All distances, travel times and measurements are approximate only.

- Land Area 450.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







23 Undercliff Street, Clifftleigh

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate. In metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

