

## 16 Wilton Drive, EAST MAITLAND, NSW 2323

### Spacious Home with Stunning Rural Views

Positioned on a generous 849sqm block with uninterrupted rural views across open paddocks, this beautifully presented four-bedroom home offers the perfect balance of lifestyle, convenience and comfort.

Freshly updated with new carpets throughout and ducted air conditioning, the home delivers multiple living zones designed for growing families and effortless entertaining. A formal lounge dining area at the front of the home is complemented by a spacious open-plan living and meals area adjoining the updated kitchen, while a separate rear lounge captures stunning rural outlooks that create a true sense of peace and tranquility.

The updated kitchen features stone benchtops, electric cooktop, dishwasher and excellent connection to the living spaces, making it ideal for everyday living.

Step outside to the large wraparound undercover entertaining area overlooking the beautifully maintained backyard and scenic paddocks beyond - the perfect place to relax, entertain or simply enjoy the tranquil outlook. The established gardens create a peaceful setting and will particularly appeal to keen gardeners looking for space to enjoy and enhance.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 124P2676

**SALE DETAILS**

**PREVIEW**

**CONTACT DETAILS**

**Advantage Group – Hunter Valley**

Shop 8, Thornton Shopping Centre

Thornton, NSW  
(02) 4964 1862

**Troy White**

0432 717 354

The accommodation includes four well-sized bedrooms, all complete with ducted air conditioning and brand-new carpet. The privately positioned main bedroom at the front of the home features a mirrored double built-in robe and ensuite with shower, vanity and toilet. The remaining bedrooms all include built-in robes and are serviced by a practical three-way main bathroom, enabling multiple people to comfortably use the space at the same time.

Additional features include:

Double garage plus additional side parking - bring the caravan or boat

Potential to enable drive-through access to the rear yard

Ducted air conditioning throughout

Laundry with outdoor access

Additional storage spaces

Beautiful established gardens

Peaceful rural backdrop with no rear neighbours

Perfectly positioned for convenience, the home is located less than 10 minutes to the Hunter Expressway and Maitland Hospital, approximately 5 minutes to Stockland Green Hills Shopping Centre, 40 minutes to Newcastle and around 35 minutes to the renowned vineyards and restaurants of Pokolbin in the Hunter Valley.

Offering space, privacy and a relaxed lifestyle in a highly convenient location, you'll love coming home to 16 Wilton Drive.

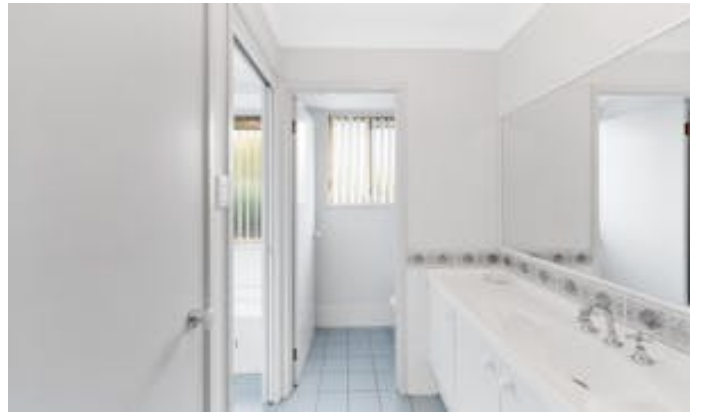
Disclaimer:

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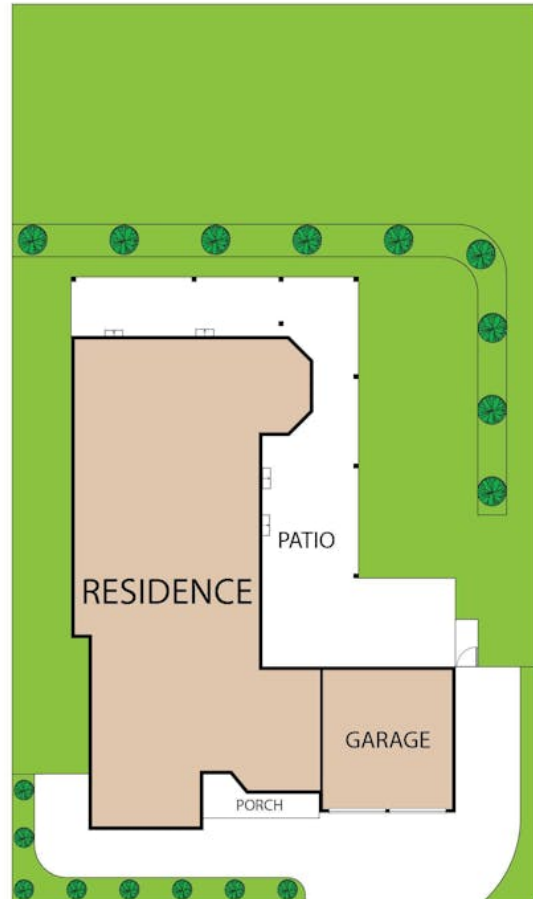
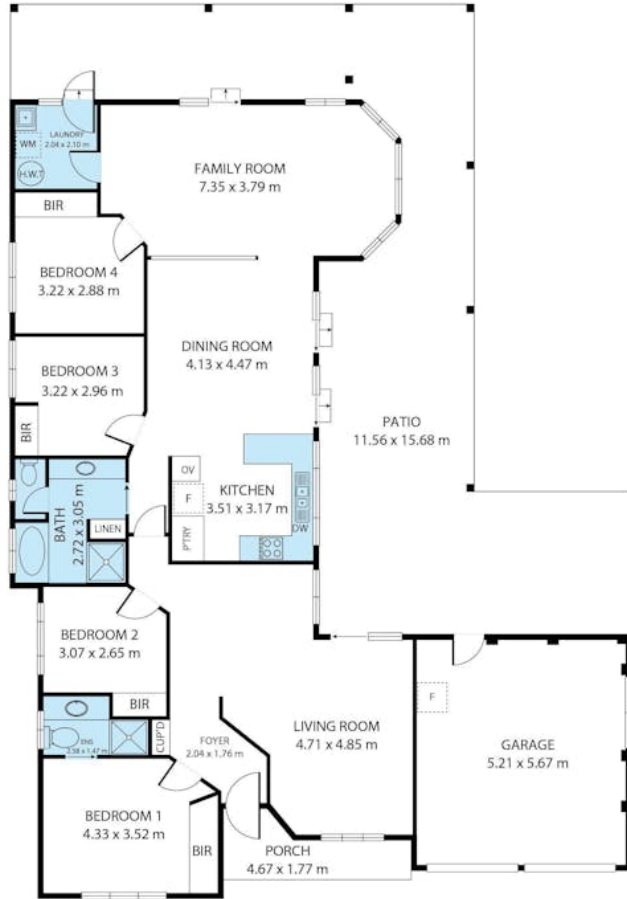
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 849.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









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TOTAL APPROX. FLOOR AREA 184 SQ.M

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



Advantage Group