

12 Whipbird Street, MARYLAND, NSW 2287

Huge Family Home on a Sizable Block with Panoramic Views

This amazing brick home has been modernly styled perfectly for family living and entertaining. The upper level balcony and north facing windows enjoy stunning panoramic views of the wetlands and distant mountains.

Built in 2005, this well established property is perfect for growing families being close to schools, shops, and public transport. The home provides the best of both worlds, convenience and a peaceful location.

Enter this expansive home through a formal entry, past the comfortable lounge and games room, and into the open plan kitchen, family room and dining area. Glass bi-fold doors provide indoor to outdoor entertaining between the dining and the huge covered alfresco area. Many memories will be made in this beautiful space.

The ground floor level also incorporates a bedroom, powder room, laundry, and a triple car garage.

The upper level boasts the main bedroom with walk-in-robe, ensuite, and sweeping scenic views. The three further bedrooms on this level all have built in robes, and the

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TYPE: Sold

INTERNET ID: 92P1111

SALE DETAILS

Guide \$1,000,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

well designed main bathroom incorporates a shower, bath, double vanity and separate toilet. The rumpus room creates a great relaxing space, or could be converted to an additional bedroom or study.

The home incorporates a triple garage and a huge covered outdoor area. The large near level yard is child and pet friendly and perfect for all the family. An amazing space to rest, relax and recharge.

Close to several well-regarded schools including Maryland Public School (3 mins), Callaghan College Wallsend Campus (5 mins), and Bishop Tyrrell Anglican College (7 mins). Multiple shopping choices include Coles Fletcher (5 mins), Wallsend Plaza (10 mins), and Stockland Glendale (15 mins). Points of interest include the John Hunter and Mater Hospitals (19 mins), while being an easy drive to the Pacific Motorway, Hunter Expressway and Newcastle CBD.

The features of this property are as follows:

- 5 Generous Bedrooms (main with walk-in-robe and ensuite)
- 2 Bathrooms (main with double vanity, bath, shower & separate toilet)
- Powder Room
- Large Kitchen with Gas Cooktop, Oven & Dishwasher
- Spacious Dining Area opens onto a huge Alfresco Area
- Formal Lounge Room
- Games Room (option as a Study or 6th Bedroom)
- Open Plan Family Room
- Rumpus Room
- Laundry
- Stunning Covered Entertaining Area
- Triple Garage
- Storage
- Ducted Air Conditioning
- Large Yard suitable for all the Family
- 700msq block

Potential Rent - \$950 per week.

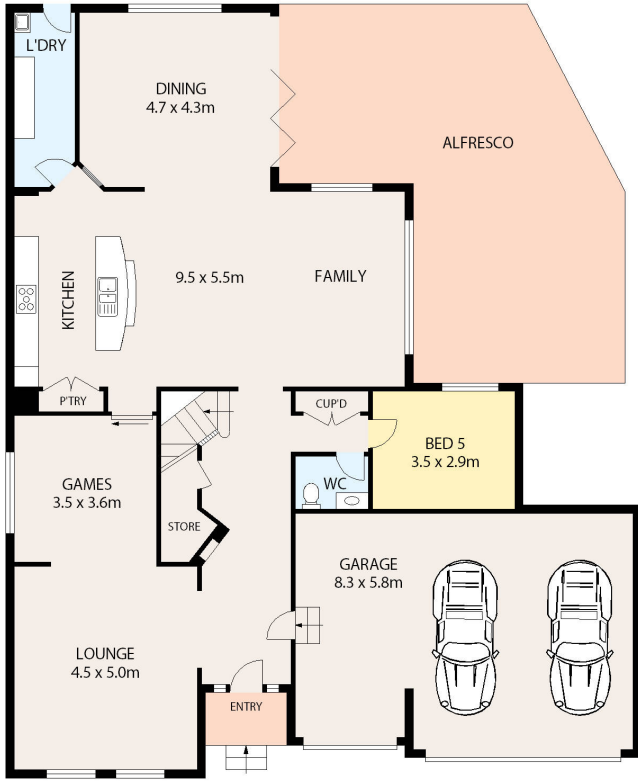
Land Rates - \$505 per quarter

A copy of the contract for sale and pest and building reports are available upon request for your information.

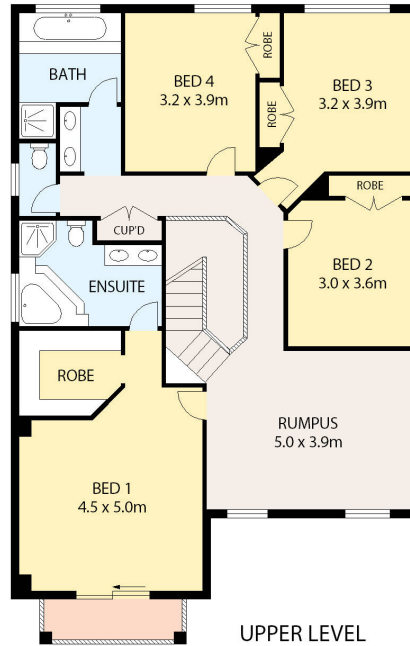
- Land Area 700.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 3 car garage



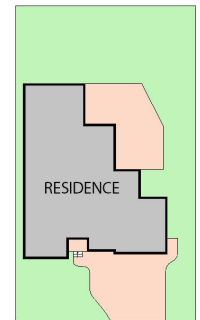




ENTRY LEVEL



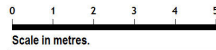
UPPER LEVEL



SITE PLAN (NOT TO SCALE)



12 Whipbird Street, Maryland



Floor and site plans are provided for marketing purposes only. Measurements are approximate and not to scale. Interested persons should rely on their own enquiries.

