

**2/7 Auburn Street, Gillieston Heights, NSW 2321**

Thompson,  
Clarke

**House For Sale**

Tuesday, 23 April 2024

2/7 Auburn Street, Gillieston Heights, NSW 2321

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 386 m2**

**Type: House**



Nic Markwort  
0240863800



Ryan Clarke  
0240863800

## Preview

Welcome to Gillieston Grove Estate! Nestled within this vibrant community lies a gem - a 9-year-old villa that's sure to captivate discerning buyers of all kinds. Perfectly positioned, this villa is a haven for first home buyers seeking convenience. Just minutes from Maitland CBD and with easy access to the Hunter Expressway, it offers an unbeatable location at an affordable price point. Calling all downsizers! Embrace the ease of single-level living and revel in the spacious, open-plan layout. With a fully fenced yard, your furry friends are welcome to enjoy the space alongside you. Investors, take note! This villa presents a prime opportunity to expand your portfolio without breaking the bank. Its modern style and low-maintenance fittings ensure strong appeal to potential tenants. Step inside to discover three generously sized bedrooms, including a private master retreat with its own ensuite bathroom. The living areas boast wood-look Laminex flooring and climate control via an Actron split system air conditioner. The kitchen is a chef's delight, featuring sleek white cabinetry, stainless steel appliances, including a dishwasher and a 900mm dual fuel stove with gas cooking burners. Additional highlights include internal access via a remote-controlled single garage and an inviting undercover alfresco area overlooking the landscaped yard. With the thriving Gillieston Heights shopping complex just moments away, you'll enjoy easy access to an array of amenities, from grocery stores to medical facilities and dining options. Plus, with Maitland CBD, Kurri Kurri, and the Hunter Expressway all within easy reach, convenience is truly at your doorstep. Don't miss out on this rare opportunity to own a slice of Gillieston Grove Estate living at its finest. Contact us today to arrange your inspection! Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.