

# 5 Morella Close, Mallabula, NSW 2319

## House For Sale

Tuesday, 23 January 2024

5 Morella Close, Mallabula, NSW 2319

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 505 m2**

**Type: House**



Kyra Wright  
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Greg Brown  
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## MARKET PREVIEW

This charming home with a modern touch has had the hard work done and ready for you to move in. The property is tucked away in a quiet cul de sac and only a short stroll to the beautiful Caswell waterfront reserve, a gateway to Port Stephens pristine waterways. Whether you're a first home buyer or investor, this is a perfect opportunity to secure an affordable home in a desirable area and a must to inspect. Property features include:

- 3 generous sized bedrooms with built in robe to main
- Reverse cycle air conditioner and combustion fireplace in living room
- Ceiling fans throughout
- Timber floors throughout
- Updated bathroom and laundry
- Spacious kitchen features electric cooktop and oven, dishwasher and ample storage
- Games room/bar area downstairs great for entertaining
- Single high roller door colorbond shed ideal for caravan or boat storage with power and custom built in shelving and workbench
- Fully fenced backyard with garden shed, sandpit for the kids, established gardens & veggie patch
- Located in quiet cul de sac
- Short stroll to Caswell waterfront reserve, boardwalk, playground and boat ramp
- Walking distance to local primary school, pool and sporting facilities
- Great first home or investment opportunity

Please call Kyra Wright on 0409 102 442 or Greg Brown on 0418 842 259 to arrange an inspection today. **DISCLAIMER:** This advertisement contains information provided by their parties. While all care is taken to ensure otherwise, Dowling Property Medowie, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.