

**13 Marika Street, Lochinvar, NSW 2321**

**House For Sale**

Saturday, 29 June 2024

**GREEN<sup>ST</sup>**  
PROPERTY

13 Marika Street, Lochinvar, NSW 2321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1086 m2**

**Type: House**



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**\$1,075,000 - \$1,180,000**

Embrace serenity, space and style with this single-level brick beauty. Situated on a sprawling 1086m<sup>2</sup> block and tailored for families craving modern comfort, the supersized floorplan boasts multiple living areas, including a generously sized, open plan lounge and dining zone. The contemporary kitchen complements this, appointed with gas cooking and a surplus of storage to keep everything organised. Growing families will also appreciate access to four generously-sized bedrooms, including a master suite with a modern ensuite. This and the main bathroom are enriched with freestanding baths for a touch of indulgence, while outdoors, entertain guests on the covered alfresco area. Alternatively, relax and watch kids and pets relish the freedom that comes with a large, fully fenced backyard. Nestled approx. 10 minutes from Maitland, it delivers a serene rural lifestyle without compromising on proximity to necessary amenities. Not only is there choice of three quality schools within a 2-3km radius, but it's under 2km to the historic Lochinvar Hotel where country hospitality is always on the menu. Iconic Airds of Lochinvar is also close, along with the vineyards and olive grove areas of Lovedale and Rothbury. Make this beauty your must-see – arrange an inspection today!- Single level brick beauty on a sprawling 1086m<sup>2</sup> block- Dual access to both sides of the property, that lead to the rear garden.- Ample space for all your toys such as boats, trailers, caravans etc.- Charming rural lifestyle without compromising on proximity to amenities- Supersized, family-friendly floorplan - Multiple living areas, including an open plan lounge and dining zone - Spacious kitchen includes gas cooking, centre island and a surplus of storage- Four bedrooms, including a master suite with a modern ensuite- Ensuite and main bathroom feature full-height tiling and freestanding baths - Covered alfresco entertaining area, overlooks the large, fully fenced backyard - Laundry includes external access and storage- Double garage plus ample driveway parking - Gated side access to park a caravan, boat or trailer - Approx. 10 minutes from Maitland, gateway to the Lovedale and Rothbury vineyards and olive groves- Lochinvar Public School, St. Patrick's Primary and St. Joseph's College within a 2-3km radius - Under 2km to the historic Lochinvar Hotel and under 4km to iconic Airds of Lochinvar - Council Rates; \$2,880.00 pa approx. Water Rates; \$818.00 pa + usage approx.