

**74 Saddlers Dr, Gillieston Heights, NSW, 2321**



**House For Sale**

Tuesday, 6 August 2024

74 Saddlers Dr, Gillieston Heights, NSW, 2321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **IDEAL FAMILY HOME IN GREAT LOCATION!**

PROPERTY ID: 349881 (quote when calling)

Built in 2013, this quality brick and tile home provides a genuine opportunity for investors and those seeking a beautiful place to own with the thriving region expected to provide outstanding capital growth.

Features include:

- Four well-appointed bedrooms, with built-in wardrobes Master with spacious ensuite and large walk-in robe
- Modern kitchen with stone benchtops, plenty of bench space, dishwasher, oven, and breakfast bar
- Fully tiled open plan living and dining room with split system air conditioning for comfort
- Covered alfresco area to enjoy social gatherings overlooking your garden and fully fenced for convenience

Embrace the convenience of local schooling, a newly developed shopping complex, and recreational facilities for the kids- including Early Childhood Centre, all just moments from home.

Merely a short 15-minute drive from the revamped Green Hills shopping centre, offering an array of retail, dining, and entertainment options.

Nestled amidst quality homes in a family-friendly enclave with abundant parks within easy reach.

Effortless access to Kurri Kurri and Maitland's heritage CBD, as well as the Hunter Expressway, connecting you to the allure of the Hunter Valley or Lake Macquarie within 30 minutes.

Council Rates: Approximately \$2,280 per annum

Water Rates: Approximately \$825.42 per annum

Land size: Approximately 530sqm