



## 1190 Old Maitland Road, Sawyers Gully

3 2

### CONTACT AGENT

**40 ACRES & ONLY MINUTES TO THE HUNTER EXPRESSWAY!**

Web ID: 32718101892

**RENEE BEAN-  
WYPER**  
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Nestled on a 40 Acre parcel with 20 acres cleared in the quiet town of Sawyers Gully is a 5 year old, Manner kit home Boasting 3 bedrooms; main bedroom featuring an ensuite, walk-in robe & ceiling fan, 2nd & 3rd bedrooms have built-in robes & ceiling fans. Modern laminate kitchen with gas stove, electric oven & a walk in pantry, lounge room with ceiling fan, reverse cycle split system air conditioning and a stunning overlook of the acreage from the kitchen & dining room. Backing onto the Werracatta National Park makes it perfect for those wanting no immediate neighbours.

#### Property Features:

- Main bathroom with separate shower & bath
- Front & back verandah
- Bottled gas - Instantaneous hot water system
- 2 x 25,000lt tanks
- 2 Dams
- Cathedral ceilings
- Septic tank with enviro cycle
- Internal laundry

Location is key if you want the lifestyle with the convenience a 4 minute drive to the Hunter Expressway, only 8 minutes to either Maitland or Cessnock; this property would suit those looking for absolute privacy and tranquil living for the whole family.

Auction cancelled, sold prior to auction.

For any further information or to arrange a private inspection please contact listing agent Renee Bean-Wyper on 0403 325 076.