



85 Triton Boulevard North Rothbury, NSW



### As-new low-maintenance home

Just three-years-old and currently returning \$430 per week, this contemporary home provides a prime investment, first-home or downsize opportunity set upon an easy-care block. Its as-new interiors will be a major drawcard for buyers seeking a low-maintenance and ultra-modern turn-key home close to all lifestyle benefits of Wine Country and its surrounding towns.

- As-new home positioned on a no-fuss block with auto double garage
- Open-plan living and dining space extends to a covered alfresco area
- Stylish kitchen with a glossy finish and smooth Caesarstone benchtops
- Four generous bedrooms with robes, modern main bathroom, master ensuite
- Reverse-cycle air-conditioning fitted to the living zone and master bedroom
- 1.3km to Huntlee town centre, 20km to Cessnock, 55km to Newcastle
- 13km to Broke Road, the gateway to the Hunter Valley Vineyards

**Price:** \$440,000  
**Council Rates:** \$451.00 p/q  
**Water Rates:** \$129.78/month (approx)



**Debra Ford**

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SITE PLAN

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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