



8 Maitland Street Abermain, NSW

3 1 1

### The winning combination!

- Contemporary chef's kitchen with ample storage, bench space and original vintage stove
- Freshly painted and carpeted throughout with the light filled living area offering gas heating and r/c air con
- Master suite boasts built-in robes and ceiling fan
- Very modern bathroom with shower, basin and laundry
- Front and rear porch, fully fenced yard and established shrubs
- Rear lane access, 4.4 x 8 mtr garage and garden shed
- Modern practical comfort close to doctors, pharmacy, schools and town centre

**Price:** \$600,000  
**Council Rates:** \$392.50 p/q  
**Water Rates:** \$1,190.28/year (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.