# YourAgency



#### 41 Mabel Street Georgetown NSW

Situated in a close-knit village community, this single level home is a warm, private and character filled. Featuring a spacious layout with large open plan living & dining areas as well as elegant period details throughout. This immaculate low maintenance residence is wonderfully private and brimming with natural light, making it the perfect downsize or first home within a tightly held pocket.

- Optional 3rd bedroom or home office with separate entry

- Inside flows effortlessly onto an incredible covered entertainers' paradise

- Well-appointed kitchen with stainless steel appliances and gas cooking

- Walking distance to pet friendly parks, cafés, schools, transport & shopping

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Land Size : 343 sqm

 https://www.youragency.net.au/sale/nsw/ne wcastle-region/georgetown/residential/hous e/5913330

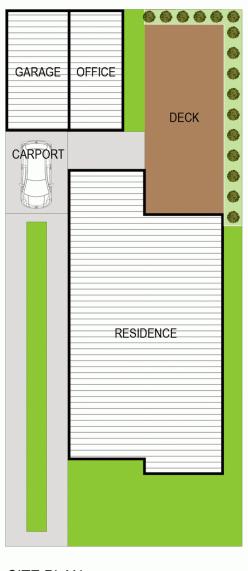


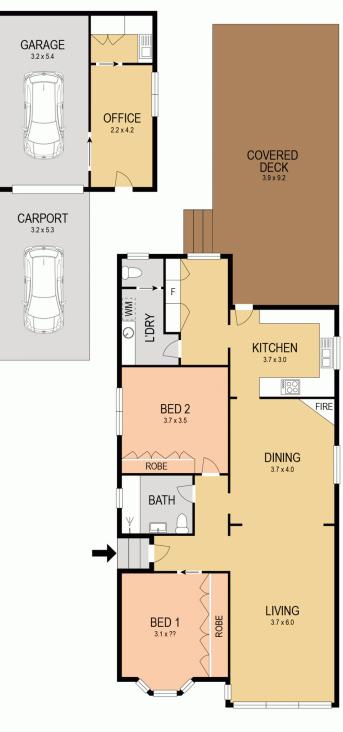
View

David Caldwell 02 4023 8440



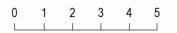
Chris Rousos 02 4023 8440





SITE PLAN

FLOOR PLAN



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

## 41 Mabel Street, Georgetown

APPROX. TOTAL FLOOR AREA : 135M<sup>2</sup>