



## 82 Callan Avenue Maryland NSW

4 2 1

North easterly facing with uninterrupted views over the Hunter Wetlands National Park, this meticulously maintained brick and tile dwelling presents outstanding value in a desirable location. Much loved, this home has witnessed the family evolve, children mature and relocate, and now mum and dad have decided it's time to follow their children.

Two living spaces, one with views over the Wetland Reserve and the other looking out to the back lawn & gardens, suggest a sense of privacy and space. There are four bedrooms, separate study/5th bedroom, modern kitchen with combined dining and two bathrooms in a flexible floorplan that grants various living options depending on your household dynamic. The garage has

**Type** : House  
**Land Size** : 576 sqm  
**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/maryland/residential/house/7437761>



**Allen Reece**  
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[For full version visit the website](https://www.reecerealty.com.au)



SITE PLAN



**82 Callan Avenue, MARYLAND**

**FLOOR DIAGRAM**  
**\*\*NOT TO SCALE\*\***  
 This drawing has been prepared for marketing purposes.  
 Dimensions are a guide only.