



## 33 Kyamba Crescent Maryland NSW

6 3 4

Welcome to the house that just keeps on giving! Set on a landscaped 1061m<sup>2</sup> block this extensive home is designed for entertaining family & friends with 4 bedrooms, 2 bathrooms, multiple living spaces plus a games room complete with full size pool table & combustion fire. Add to all of this a fully self contained 2 bedroom granny flat and here you have your entertainer and earner.

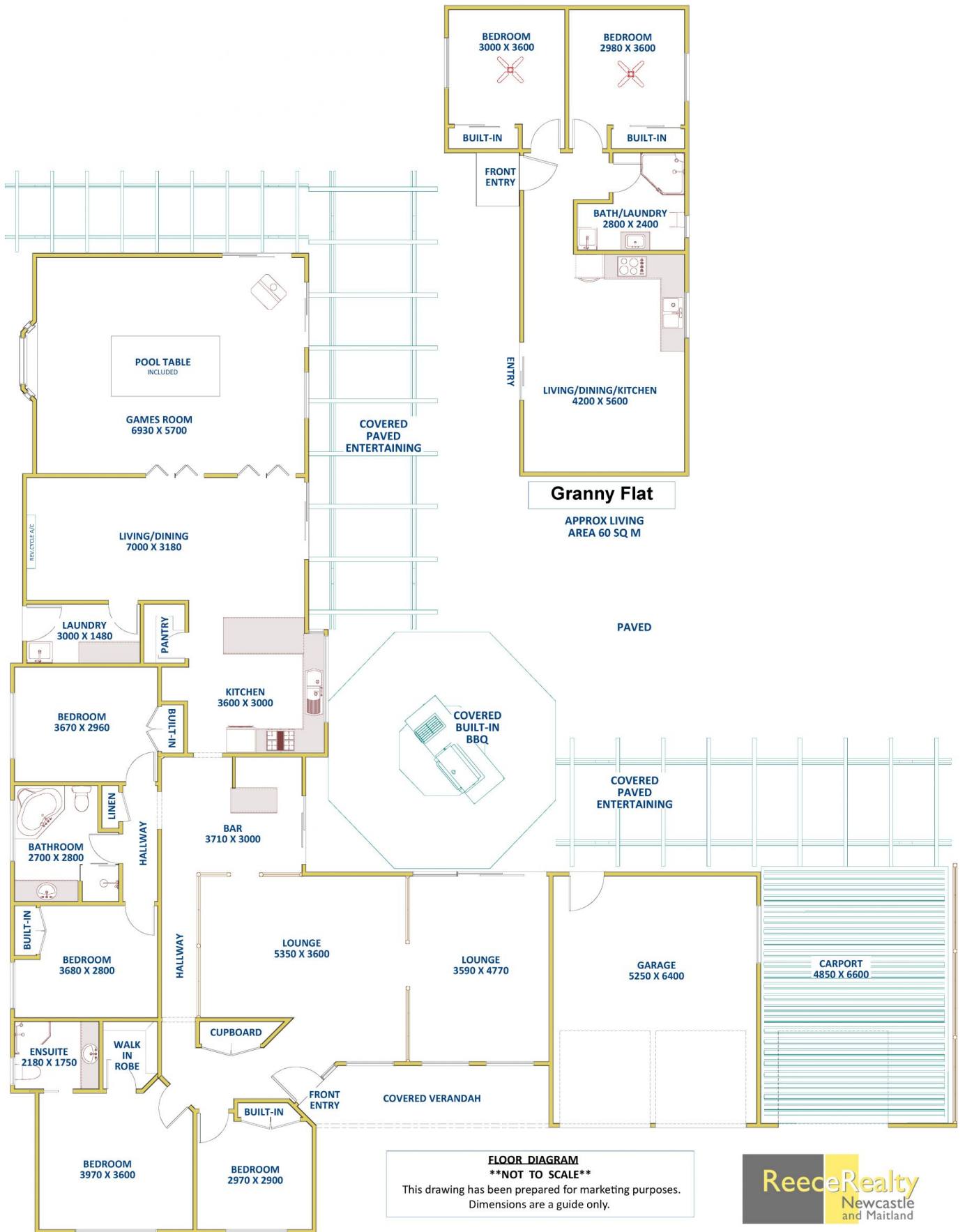
Entry into the main dwelling from the covered front porch takes you into a spacious formal lounge & dining room. Continue through to the bar and on to a large kitchen with gas cooking, walk in pantry and wide benches including breakfast bar which faces the generous family room with reverse cycle air conditioning. At the rear of the home is the grand games room. Brick walls, combustion fire, bay window seat and large windows create an inviting environment for those memorable gatherings we love to

**Land Size** : 1061 sqm

**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/maryland/residential/house/7604757>



**Allen Reece**  
02 4950 2025



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



**33 Kyamba Crescent, MARYLAND**

APPROX LIVING AREA 258 SQ M