

**7 Albueria CI, Morpeth, NSW 2321**

Guide \$1.89M

House 5 2 6



## Statement Home in a Tightly Held Estate

Exclusively positioned within Closebourne Estate, this substantial McDonald Jones residence delivers space, privacy and elevated countryside views across just over half an acre. Thoughtfully enhanced since completion, the home pairs refined interiors with standout outdoor entertaining, with the end product a residence that functions perfectly for modern family living.

### Open for Inspection

By Appointment.

The open-plan heart of the home is flooded with natural light and framed by high ceilings, bamboo flooring and plantation shutters throughout. A well-appointed kitchen anchors the living and dining zones, featuring stone benchtops, Smeg appliances, a butler's pantry and generous island, all positioned to capture the rural outlook on offer. Multiple living spaces, including a home theatre and children's activity room, provide flexibility for families at every stage.

Accommodation comprises of five bedrooms, led by a spacious master suite with dual walk-in robes, outdoor access and a sleek ensuite. Outdoors, a travertine-tiled alfresco with full outdoor kitchen overlooks the inground pool and landscaped grounds, creating a private setting for year-round entertaining. Extensive garaging includes an oversized brick garage with workshop space, in addition to the double garage and ample off-street parking.

Positioned moments from Morpeth's cafés, boutiques and riverside walks, with easy access to Maitland's CBD, this is a home that delivers scale, lifestyle and location in equal measure.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920, Ben Cotton 0434 638 822 or Jack Fisher 0438 165 825 - 7 days for all inspections & further information.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

### Listed By

Todd Fisher

Phone: (02) 4933 5511

Mobile: 0438 592 920

Ben Cotton



Listing Number: 3520212

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

Page 1 of 1