



## Ashton Gardens

## For Sale

\$585,000

🛏️ 2 🛁 1.5 🚗 1

17/31 Molly Morgan Drive - East Maitland - NSW

### Beautifully Presented, Thoughtfully Designed

Settle into a home where comfort and space come together beautifully. This lovely two-bedroom residence features generous open-plan living and dining, complemented by a spacious sunroom – perfect for relaxing with a book, enjoying morning coffee or spending time with family and friends. A well-appointed bathroom, excellent storage and a single garage with convenient internal access complete a thoughtfully designed home that's ready to enjoy.

### Amenities

- 🏠 Built-ins
- 🍽️ Dishwasher
- 🚗 Single Lock Up Garage

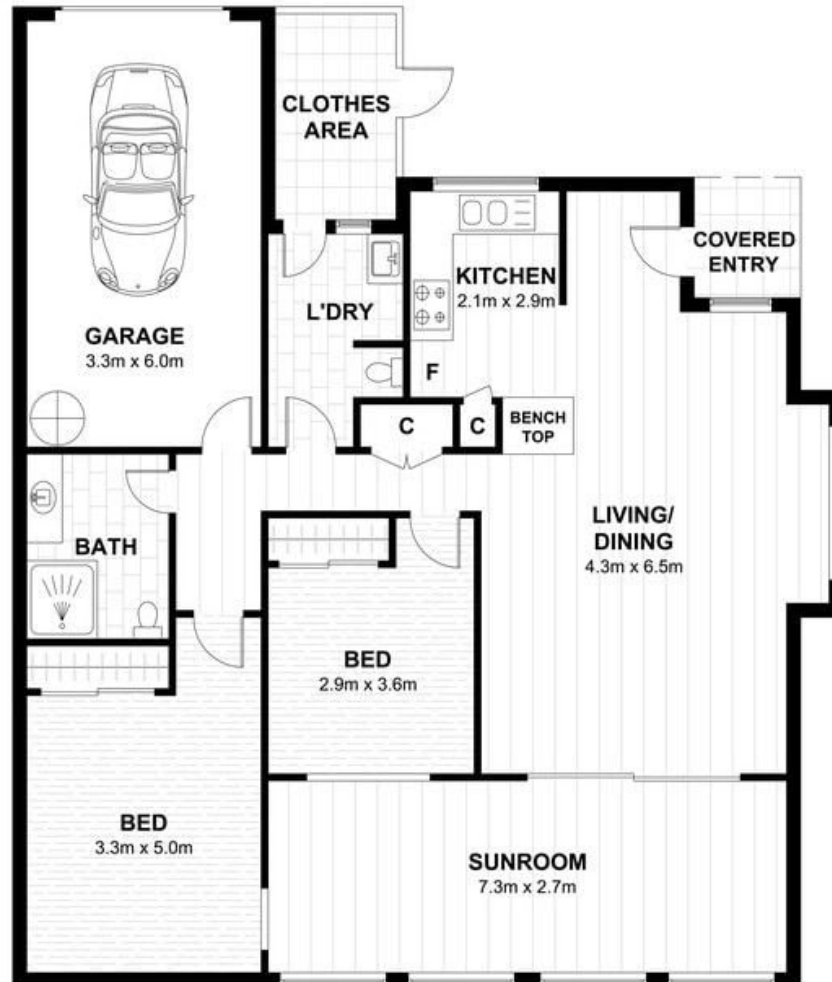


1800 550 550  
[keyton.com.au](https://keyton.com.au)

\*Photographs are for illustrative purposes. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items. \*\*If the contract option chosen by you requires to do so, you will have to pay a departure fee when you leave this village and/or you will have to pay a departure fee when you leave this village, which will impact on the capital gains received when leaving the village, and/or you will have to share any capital gains received with the operator of this village.

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|                 |                    |
|-----------------|--------------------|
| Internal Living | 103 m <sup>2</sup> |
| Garage          | 20 m <sup>2</sup>  |
| Covered Entry   | 3 m <sup>2</sup>   |
| Clothes Area    | 5 m <sup>2</sup>   |
| Total Area      | 131 m <sup>2</sup> |