



## 4 Carlton Avenue Dungog NSW

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Set in an elevated position this well built brick and tiled roof home is being offered to the market for the first time after being lovingly owned for 55 years.

Situated in a quiet street on a 499sqm allotment this immaculately presented residence offers the ideal residential living experience.

The interior boasts easy to maintain hardwood timber floors in the traffic areas and a thoughtful layout featuring 3 bedrooms, central bathroom, kitchen space and a lighted filled living and dining room with floor to ceiling windows. Enjoy year round comfort with gas heating and split system air conditioning in the living area.

Stepping outside you will find the east facing front verandah which will be your new favourite morning tea spot offering commanding views of Cooreei Hill. Spend blissful

**Land Size** : 499 sqm  
**View** : <https://www.dillonandsons.com.au/sale/nsw/hunter-valley-lower/dungog/residential/house/7909847>



**Tavis Chivers**  
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## 4 Carlton Avenue, Dungog

\*This plan is for illustrative purposes only. Dimensions are approximate.

