



### 249 Anderson Drive BERESFIELD NSW

3 1 2

You will be amazed at the opportunity and the convenience of being in arguably one of the Hunter's most central suburb's, which is just 24 minutes to Newcastle CBD, 15 minutes to Greenhill's Shopping Centre and just a 12-minute walk to Beresfield business district and train station.

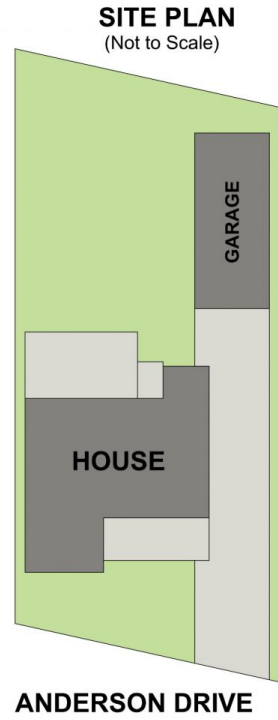
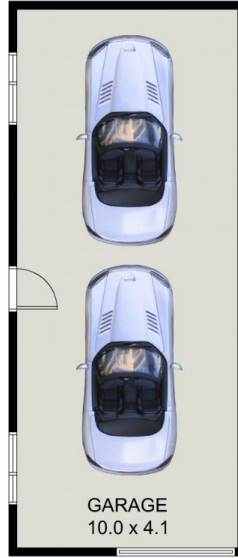
**Price** : SELLING | \$585,000  
**Land Size** : 575 sqm  
**View** : <https://www.dowlingnewcastlehunter.com.au/sale/nsw/hunter-valley-lower/beresfield/residential/house/7977688>

Welcome to 249 Anderson Drive, Beresfield.

Perfectly positioned and set to ignite the imagination, this vibrant & light filled R2 weatherboard and tile 3-bedroom home is set on a 575sqm block of which you will instantly be impressed with the practicality of the floorplan, the generous living spaces, the open plan layout and a seamless flow of indoor living meets outdoor entertaining.



**Rob McCorriston**  
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**249 ANDERSON DRIVE, BERESFIELD**

DISCLAIMER: FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. YOU SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE SUITABILITY FOR YOUR SPACE REQUIREMENTS.