

**1/199 George Street, East Maitland, NSW 2323**



**Unit For Sale**

Thursday, 14 December 2023

1/199 George Street, East Maitland, NSW 2323

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ben Cotton  
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## **\$419,000 to \$449,000**

A cracking opportunity awaits you with this immaculate 2-bedroom unit, ready for immediate occupancy. Whether you're seeking an excellent investment property or stepping into homeownership, this 2 bedder in boomtown is the perfect choice! Nestled in an exceptional location, just a short stroll to local shops, schools & transport, and a convenient 5-minute drive to the New Maitland Hospital and bustling Stocklands Shopping Centre, this charming 2-bedroom unit is an ideal addition to your investment portfolio or a fantastic start for first-time buyers! Upon entry, a spacious living room, complete with a split system air conditioner, welcomes you, seamlessly connected to the well-designed kitchen. The two bedrooms are generously sized and conveniently situated around the all-in-one bathroom. Additionally, an internal walk-through laundry enhances the unit's practicality. Parking is provided through a detached carport, accommodating a medium-sized vehicle, with extra storage available at the rear. In the rental market, this property has a proven rental history at a robust gem \$430 per week. Strata Per Annum: \$3100. Proudly marketed by LJ Hooker Maitland, please call exclusive agent Ben Cotton 0434 638 822 - 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.