

# 1 Hughes Street, East Maitland, NSW 2323

LANE CAMPOS

## House For Sale

Thursday, 28 March 2024

1 Hughes Street, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 809 m2

Type: House



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**\$495,000 - \$540,000**

For the visionary buyer seeking a canvas ripe for creation, this property presents a golden opportunity. It's not just a parcel of land; it's the beginning of your dream. With vast potential, and a blank slate awaiting your touch, the possibilities are limitless. Imagine the potential of a chic granny flat nestled in the backyard, offering a dual-income prospect (STCA) that's as lucrative as it is charming. Or a knock down, and build that dream home. This isn't just a house; it's the seed of a future flourishing with prosperity. Strategically positioned within easy access to educational institutions, retail havens, and transport hubs, this abode promises a life where convenience meets comfort. Reside in a district renowned for its vibrancy and liveability. Don't just buy a property; invest in a lifestyle that's poised for greatness. Highlights:--?Approx. 809.4m<sup>2</sup> corner block--?Three bedrooms - two with cupboard/built-in robe--?Air conditioning and ceiling fans--?Open eat-in kitchen with electric cooking appliances--?Lounge room overlooking the front garden--?Screen enclosed outdoor sunroom - perfect for relaxing and entertaining--?Large, fully fenced yard--?Double garage with remote garage door Here and there:--?School catchment - Maitland East Public School - 23min walk (1.7km), Maitland Grossmann High School - 28min walk (2.2km)--?Stockland Green Hills - 11min walk (750m)--?Maitland Hospital - 17min walk (1.3km)--?St Joseph's Primary School - 20min walk (1.4km)--?Maitland Tennis Centre - 2min walk (120m)--?Victoria Street train station - 15min walk (1.1km)--?Approx. weekly rental return - recently returning \$435--?Approx. council rates per quarter - \$609--?Approx. water rates per third - \$316 (not incl. usage) For more information, please contact Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.