

# 12 Rathluba Crescent, East Maitland, NSW 2323



## Sold House

Friday, 1 December 2023

12 Rathluba Crescent, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 563 m<sup>2</sup>

Type: House



Stephen McBeath  
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## Contact agent

This outstanding home is located on a 563sqm block of land and in a lovely quiet street. The home features light filled living spaces with a practical floor plan for a relaxed family lifestyle. This home is ideal for a first home buyer or the astute investor. It's currently tenanted by fantastic tenants who would really like to stay. They are in a lease until August 2024. Featuring three good sized bedrooms across a single level, with manicured lawns and established gardens. The home is immaculately kept with split system air conditioning, pendant lighting, large sunlit windows with curtains and carpeted flooring. The heart of the home is the stunning open plan living, dining room at the front of the home, that flows to the eat in kitchen area that is complemented with views of the private backyard. The kitchen is for the chef of the family and is complete with breakfast bar, large pantry, ample storage and bench space, quality appliances and electric cooking. Three great sized bedrooms are throughout the floor plan all benefiting from space and natural light plus are all located close to the main bathroom. Outside the inclusions continue with a great size alfresco area that overlooks the whole backyard, ideal for entertaining friends and family. The backyard is fully fenced, with loads of grass for the kids and pets to play. There is an oversized 9.3m x 2.9m garage attached to the home with drive through access to the backyard. Additional features of this home include roller shutters to the front, internal laundry with linen storage and garden shed. This home is centrally located close to all amenities including local schools, both private and public, shops, transport, parks/playgrounds, the recently refurbished Stockland Greenhills Shopping Centre, the new Maitland Hospital and has easy access to the M1 Hunter Expressway. Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, Elders Advantage Group - Hunter Valley, does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. Elders Advantage Group - Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information.