

**13 Duke Street, Paterson, NSW 2421**

THE AGENCY

**Sold House**

Tuesday, 5 March 2024

13 Duke Street, Paterson, NSW 2421

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2015 m2**

**Type: House**



Charlie Lund



Tori Lund

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**\$1,300,000**

It's safe to say this grand 1906-built Edwardian residence is not your average home – it's a gorgeous piece of history. The former St Pauls Anglican Rectory on 2,015sqm is still as beautiful and well-maintained as it was when it was first built. There are six original fireplaces across its two storeys plus 11-foot high ceilings and cedar joinery while a gourmet kitchen has Spanish tiled splashback, and there is a Carrara marble bathroom. Verandas on both levels offer views of the nearby Paterson River and the landscaped gardens include a vintage three-car shed with a loft. Plus, all of this historic beauty is just 20 minutes from Maitland. - Even those uninterested in history will fall in love with this exquisite 1906-built home- Gorgeous former St Paul's Anglican Rectory set on 2,015sqm offers so much grandeur- Six original fireplaces across two storeys plus 11-foot high ceilings and cedar joinery- Stunning slice of history also has verandas with lovely views of nearby Paterson river - Plus, beautifully landscaped gardens offer ample space for relaxing and entertaining- Tall red brick home is on a corner block only minutes' walk from river and local shops- Step beyond picket fence and front porch to grand timber hallway and regal staircase - To one side of hallway are elegant formal living and dining rooms both with fireplaces- Sizeable rooms flow through French doors to long side balcony with garden scenery- To other side of hallway is sympathetically updated kitchen with premium appliances- Handmade Spanish tiled splashbacks, stone benchtops, dishwasher, ample storage- Step through to informal dining room with fireplace, cedar mantelpiece, timber floors- On other side of kitchen is Bedroom 4 which boasts another fireplace, garden views- To rear of ground floor layout is combined bathroom/laundry opening to the backyard- Step up the regal staircase to find three additional bedrooms and a grand bathroom- Upper level hallway with big window offers more garden views, ideal for study nook- Envious master retreat offers a fireplace plus French doors opening to side balcony- There is also sizeable adjacent walk-in robe, also with access to the lovely balcony - Relax in both rooms, morning and night, while taking in the peaceful garden scenery- Of the two other nearby bedrooms on this level, one comes with yet another fireplace - Carrara marble bathroom has clawfoot bathtub, open shower, Perrin & Rowe fittings- Gorgeous details continue outside with ample lawn space for pets and kids to enjoy- Fully-fenced gardens feature perfectly manicured hedges and multiple sitting areas- Established area also comes with water feature, large trees, well-maintained flowers- Vintage three-car shed includes double carport, single garage with loft storage area- Double gates open to the grounds and there's room to capitalise on existing features- Mitsubishi ducted air conditioning and electric hot water system have been installed- Paterson IGA and tavern are 70m away with John Tucker Park and river 350m away- Busy Rutherford and Maitland are also just 20 minutes' drive from this special home Council Rates \$2,032pa Water Rates \$751pa