

# 14 Sylvan Crescent, East Maitland, NSW 2323

## House For Sale

Thursday, 21 March 2024

14 Sylvan Crescent, East Maitland, NSW 2323

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 965 m2

Type: House



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**\$780,000 - \$820,000**

Property Highlights:- Immaculately presented home, with open plan kitchen/dining, formal lounge & dining + a versatile sunroom/office.- Four spacious bedrooms, providing a space for everyone to call their own.- Stylishly renovated kitchen with soft close cabinetry, 20mm stone benchtops, a massive island bench with a breakfast bar, gas cooking + Westinghouse 900mm oven and a 5 burner gas cooktop and a Bosch dishwasher- Split system air conditioning, ceiling fans + natural gas connection.- Gleaming timber floorboards, quality carpets, plantation shutters, LED downlights + freshly painted throughout.- 965 sqm parcel of land with a massive backyard + a sparkling inground pool.- Single car garage, a large Colorbond shed + additional room for storage or a possible man/she cave complete with a WC attached!- Greenhills shopping centre right at your doorstep.Outgoings: Council Rate: \$2,588 approx per annum Water Rate: \$811.98 approx per annum Rental Return: \$680 approx per week Perfectly positioned at the end of a cul-de-sac in a highly sought pocket of East Maitland, is this impressive four bedroom family residence, offering your chance to secure a home that provides convenient and spacious living in equal measure! With Green Hills Shopping Centre only metres away, the newly opened Maitland Hospital a short drive, and an easy 35 minutes to Newcastle or the Hunter Valley Vineyards, this ideally located home connects you to all your everyday needs and more! Upon arrival, this appealing brick home with a contemporary Colorbond roof and sweeping front yard delivers plenty of curb appeal. Stepping inside, the pleasing first impression continues as you'll take in the stylish timber floorboards, chic plantation shutters, contemporary lighting and the fresh paint palette found throughout the home. Designed for the growing family, you'll find four spacious bedrooms on offer, providing space for everyone to call their own. All bedrooms enjoy the convenience of built-in robes and premium carpet, with three including ceiling fans, providing additional comfort during the warmer seasons. The master suite located at the entrance to the home includes an ensuite for added convenience. The remaining bedrooms are serviced by the stylishly updated main family bathroom located at the rear of the home that boasts wood-look ceramic floor tiles, gleaming floor to ceiling tiles, and a massive walk-in shower with a frosted glass screen. Providing the ultimate convenience, you'll find a total of four WCs located throughout the property. The spacious floor plan offers a variety of living spaces, providing room for everyone to find a cosy corner to relax. At the entrance to the home, you'll find an inviting formal lounge room, with two large windows, offering lovely views across the front yard. There is both a ceiling fan and a Daikin split system air conditioner in place, ensuring you'll relax in comfort during all seasons. A versatile sunroom is set to the side of the home, perfectly placed as a playroom for the kids, or a light filled office, for those working from home. Clearly designed as the heart of the home is the air conditioned open plan kitchen and dining area, bathed in natural light from the surrounding windows and sliding doors leading out to the yard. The newly renovated kitchen includes plenty of storage space in the surrounding soft close cabinetry for all your kitchen wares, 20mm stone benchtops, and a massive island bench that offers a breakfast bar and ample space for your food preparation needs. The home chef will be delighted to find quality appliances already in place including a Bosch dishwasher, a Westinghouse 900mm oven and a 5 burner gas cooktop, ready to start whipping up their gourmet creations, straight away! Located adjacent to the kitchen is a dedicated dining room, offering the perfect setting to gather the family and connect over mealtimes. As if this beautifully renovated home was not enough, you're sure to be impressed as you step outside to the yard where you'll find a huge backyard, with plenty of green grass for the kids and pets to play, and a sparkling inground salt water chlorinated pool, ready for all your summer fun! There is a generously sized alfresco area placed between the home and garage, complete with a gas bayonet and a large outdoor fan, ready for all your outdoor cooking, dining and entertaining needs. Those seeking their own man/she cave will be delighted to find a dedicated room and WC attached to the single car garage, providing the perfect space for those looking to tinker, craft, study or play! In addition to the single car garage, you'll find a large Colorbond shed with a roller door at the rear of the property, plus a huge driveway with a massive carport for any extras! A home renovated to this standard, with a spacious design inside and out, set in such a coveted location is sure to draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections. Why you'll love where you live;- Located just 500 metres from the newly refurbished destination shopping precinct, Greenhills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 5 minute drive to Victoria Street train station.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- 10 minutes to Maitland's heritage CBD.- A short ten minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 35 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley

Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.