

# 140 Wilton Drive, East Maitland, NSW 2323

## House For Sale

Saturday, 11 May 2024

140 Wilton Drive, East Maitland, NSW 2323

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 730 m2

Type: House



Nick Clarke

0240043200

## PROPERTY PREVIEW

Property Highlights:- Impeccably presented family home set in a highly prized East Maitland location.- Spacious floor plan with a massive open plan living, dining and kitchen area, plus a home office.- Four bedrooms, three with built-in robes, the master with a walk-in.- Stylishly updated ensuite with a freestanding bath, a walk-in shower, floor to ceiling tiles, built-in recesses, plus a floating twin vanity with a 20mm Caesarstone benchtop.- Gourmet kitchen with quality appliances, gas cooking, a 40mm Caesarstone waterfall benchtop, and a built-in pantry.- Quality carpets, tiles and floating floorboards, plantation shutters, modern downlighting, plus a fresh paint palette throughout.- Daikin 4 zone ducted air conditioning, gas bayonets, and ceiling fans throughout.- A Uniden security system, plus instant gas hot water.- Covered alfresco area with outdoor power access and Bose outdoor speakers.- Grassed backyard with established gardens and a sparkling inground pool to enjoy.- Attached double garage with internal access + a garden shed in the yard for extra storage.

Outgoings: Council rates: \$2,572 approx. per annum  
Water rates: \$811.98 approx. per annum  
Rental Return: \$800 approx. per week

Set on a lovely street in a highly sought area of East Maitland, this immaculately presented family residence offers a spacious floor plan and premium features throughout, certain to tick all the boxes for the dream home you've been searching for! Locations do not get much better than this, with Green Hills Shopping Centre a short drive away, and with an easy 40 minute drive to Newcastle, or 30 minutes to the Hunter Valley Vineyards, it is little wonder East Maitland has developed into a suburb of such high demand. Arriving at the home you'll be greeted by a lush grassed lawn, beautifully presented gardens and stunning valley views of the surrounding landscape. There is a large driveway that leads to the attached double garage that comes with a newly updated door operating system, and internal access to the home. The pleasing first impression continues as you step inside, arriving in the spacious entry foyer. Here you will take in the home's stylish features including stunning floating floorboards, contemporary downlighting, chic plantation shutters, and a fresh paint palette throughout. Designed with spacious family living in mind, you'll find a range of options to relax and enjoy your downtime. Set at the entrance to the home is a dedicated home office (or 5th bedroom should you choose) complete with a stylish VJ panel wall feature, and large windows looking out to the yard. Further into the home is the generously sized open plan living, dining and kitchen area with a ceiling fan and gas bayonets, complimenting the ducted air conditioning found throughout the home. The kitchen is a home chef's delight, with quality appliances including a newly installed Omega oven, an LG 4 burner gas stove, a dishwasher and a built-in LG microwave for added convenience. There is a built-in pantry for all your kitchen wares, a breakfast bar, gleaming 40mm Caesarstone waterfall benchtops, a glass splashback and stylish pendant lighting overhead. There are four bedrooms set along a hallway to one side of the home, offering a space for everyone to call their own. The master suite is a sight to behold, with ample space for your king sized bed, plush carpet flooring, a ceiling fan, a TV mount and a walk-in robe. The breathtaking ensuite includes floor to ceiling tiles, an inviting freestanding bath with a built-in recess, a walk-in shower with a recess, and a floating twin vanity with soft close cabinetry and a 20mm Caesarstone benchtop. An additional three bedrooms all include built-in robes, ceiling fans and enjoy the luxurious feel of premium carpet underfoot. The main family bathroom services these rooms, with a large vanity, a separate WC, a built-in bath and a shower. A glass sliding door in the living room provides a seamless connection between the indoor/outdoor living spaces, opening out to an impressive covered alfresco area. Here you will find outdoor power access, Bose outdoor speakers and plenty of room for your family BBQs and hosting guests. The fully fenced backyard includes lovely landscaped gardens, plenty of green grass for kids and pets to enjoy, and a sparkling inground pool, set to provide endless hours of fun for children and relaxation for adults alike. Packed with added features and updates, this incredible home includes a Uniden security system, instant gas hot water, Daikin four zone ducted air conditioning with a new compressor installed in 2023, a new pool pump installed in 2019, and a garden shed in the yard for extra storage. A quality home of this nature, packed with luxury inclusions inside and out, set in the highly sought suburb of East Maitland is sure to generate a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live:- Located just 6 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 6 minute drive to Victoria Street train station.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- 12 minutes to Maitland's heritage CBD and flourishing riverside Levee precinct.- A short 15 minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 40 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 Inspections.  
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