

# 15 Johnson Drive, East Maitland, NSW 2323

## Sold House

Monday, 11 September 2023

15 Johnson Drive, East Maitland, NSW 2323

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Nick Clarke  
0240043200



Courtney Lantry  
0240043200

**\$800,000**

Property Highlights:- Lovely family home, downsizer or smart investment in the blue ribbon suburb of East Maitland.- Open plan living/dining + a formal lounge room.- Gourmet kitchen with quality Blanco appliances, ample storage, 40mm benchtops, a subway tiled splashback + a breakfast bar.- Four spacious bedrooms, all with ceiling fans and built-in robes, the master with an additional walk-in robe + ensuite.- Daikin split system air conditioning, contemporary downlighting + a fresh, neutral paint palette throughout.- Covered alfresco area including a ceiling fan overlooking the spacious grassed yard + a 5000L water storage tank.- Attached double garage with internal access + dual side access to the yard.- 2012 build.Outgoings:Council Rates: \$2,556 approx. per annumWater Rates: \$767.52 approx. per annumRental Rates: \$650 approx. per weekPositioned in a lovely pocket of East Maitland, surrounded by equally impressive homes, this 2012 built, contemporary, four bedroom residence provides a spacious floor plan, luxury inclusions throughout and a low maintenance yard.Perfectly located within minutes of Green Hills Shopping Centre, and with quality schooling and recreational facilities nearby, you'll enjoy easy access to all your everyday needs. In addition, you'll find Maitland's heritage CBD a short 12 minute drive, Newcastle's city and beaches a 40 minute commute, and all the gourmet delights of the Hunter Valley Vineyards just 30 minutes away!Arriving at the property, a large grassed lawn with established gardens frame the home, built of an appealing brick and tiled roof construction. The pleasing first impression continues as you step inside, revealing a fresh neutral paint palette, stylish tiled floors, and the contemporary downlighting found throughout the home.There are four bedrooms on offer, all with their own built-in robes and ceiling fans, with premium carpet underfoot. The master suite enjoys the added benefit of a walk-in robe, along with a well appointed ensuite that features a large shower, and a vanity with a 40mm benchtop. The main family bathroom services the remaining rooms, offering the convenience of a separate shower, tiled bathtub and WC.A well thought out floor plan provides a range of living areas, offering a space for everyone to relax and unwind. Midway along the hall is a spacious formal lounge room, with a large feature window and a half wall cut out, adding to the sense of space and style.The centrepiece of the home is the generously sized open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and sliding doors to the yard. Adding to the appeal is the split system air conditioner in place, ensuring you'll relax in comfort during all seasons of the year.The gourmet kitchen seamlessly blends with the open plan design, offering ample storage in the surrounding cabinetry and large pantry, plenty of space atop the 40mm benchtops for all your food preparation needs, and stylish features including a white subway tiled splashback. The home chef will be delighted to find quality Blanco appliances already in place including an oven, a 4 burner cooktop and a dishwasher, for added convenience.Step through the sliding doors in the living room and you'll arrive at a lovely, covered alfresco area that includes a ceiling fan for additional comfort, delivering the perfect spot for your outdoor cooking and dining needs.The low maintenance yard wraps around the rear and sides of the home, with an aluminium fence running along the rear of the property, adding to the sense of space afforded by the vacant reserve set behind the home.There is an attached double car garage with internal access on offer, along with dual side access to the yard, and a 5000L water storage tank to keep the grounds thriving.A contemporary home in East Maitland, offering a spacious floor plan, complemented by a lovely low maintenance yard, is sure to impress homeowners, investors and downsizers alike. 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 5 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- 12 minutes to Maitland's heritage CBD and revitalised Levee riverside precinct.- A short 10 minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 5 minutes to Hunter Valley Grammar School or 8 minutes to the Hunter TAFE, Maitland Campus.- 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 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.