

2/39 Day Street, East Maitland, NSW 2323

Unit For Sale

Friday, 3 November 2023

2/39 Day Street, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: Unit



Nick Clarke
0240043200



Mikhaela Oldham
0240043200

PROPERTY PREVIEW

Property Highlights:- Impressive three bedroom townhouse with open plan living/dining, a formal lounge + an additional living room on the upper floor.- Generously sized kitchen with plenty of storage, 40mm benchtops, a tiled splashback, quality appliances, gas cooking + a breakfast bar.- Three bedrooms on the upper floor, all with ceiling fans, the master with a walk-in robe and direct access to the main family bathroom.- Daikin 2 zone ducted air conditioning, quality tiles, plush carpet + LED downlighting throughout.- Spacious backyard with a grassed area, raised garden beds, built-in seating + a hardwood timber pergola.- Attached single car garage with internal access for convenient off street parking + side access to the yard.

Outgoings: Council rate: \$1,572.99 approx. per annum
Water rate: \$765.75 approx. per annum
Strata rate: \$716 approx. per quarter
Rental return: \$530 approx. per week

Ideal for first home buyers or those looking for their next wise investment, this impressive three bedroom townhouse spanning two levels offers a spacious floor plan with multiple living zones, and a lovely low maintenance yard, all set in the ever popular suburb of East Maitland. Perfectly positioned, this home is a short walk from the Lawes Street shopping strip, 2 minutes from Victoria Street station, and a short 5 minute drive from Green Hills Shopping Centre, offering all the services, retail, dining and entertainment options you could ask for.

Upon arrival, a large shared driveway leads to the home, where you will find lovely established gardens and an attached single car garage, offering off street parking for your car. Stepping inside, you'll arrive in a welcoming formal lounge room, with an appealing grey paint aesthetic, plush carpet, and contemporary LED downlighting as found throughout the home. Moving along the tiled hallway you will enter the light filled open plan living, dining and kitchen area, providing a lovely space to relax and connect at mealtimes. The generously sized kitchen includes ample storage in the surrounding cabinetry, plenty of food preparation space atop the 40mm benchtops, a tiled splashback, and a large breakfast bar, ideal for casual dining. There are quality appliances in place including a built-in Simpson oven, a four burner gas cooktop, a slide-out range hood, and a dishwasher, set to make cleaning up a breeze. Located on this floor is a dedicated laundry room with a bathroom attached that includes a large corner shower and a WC, providing additional convenience on this level of the home. Stepping through the sliding doors in the open plan living area, you'll enter the lovely, low maintenance yard that includes a grassed area for playtime, raised garden beds for your herbs and veggies, handy side access, a built-in timber bench seat, and a hardwood timber pergola, perfect for relaxing outdoors.

The upper level of the home is where you will find the three bedrooms, all enjoying the luxurious feel of premium carpet underfoot and the comfort of ceiling fans, complimenting the ducted air conditioning found throughout both levels of the home. Two of the bedrooms include built-in robes, whilst the master suite features a spacious walk-in robe that leads to the main family bathroom, where you'll find a separate shower and bathtub, with dual access from the hallway as well. Completing this lovely bedroom wing is a dedicated living room, with direct access to a covered balcony. With Green Hills Shopping Centre close by, the newly opened Maitland Hospital just moments away, and an easy drive to Newcastle or the Hunter Valley Vineyards, this home offers easy access to both everyday conveniences and the best sights and delights of our region. Presenting the perfect blend of low maintenance living and a convenient location, this property is sure to suit a broad range of owner occupiers through to investors. 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 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!- 10 minutes to Maitland's heritage CBD and revitalised Levee riverside precinct.- A short ten minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- A short drive to Hunter Valley Grammar School.- 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

Disclaimer: 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.