

**20 Cambrian Place, East Maitland, NSW 2323**



**House For Sale**

Thursday, 4 April 2024

20 Cambrian Place, East Maitland, NSW 2323

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 5**

**Area: 1355 m2**

**Type: House**



Charlie Lund  
0249342961



Tori Lund  
0249342961

## Price Guide \$1,200,000 - \$1,300,000

We're not over-exaggerating when we say this stunning three-bedroom property is a true rarity. Set on 1,355sqm, the 2007-built two-storey abode has a wealth of characterful style, space and convenience to admirably fit large families – along with their guests, pets and vehicles. There's private access to an adjacent reserve and residents can enjoy its views from a wraparound deck. Inside, find two separate living areas, with the extensive downstairs array having glossy parquet floors. Of the upstairs bedrooms, two have ensuites and walk-in robes and all have wonderful skylights. There is also storage space galore throughout this special home with a loft area, plenty of parking options for the boat or caravan and an attached double garage and rear-lane access to a separate 9m x 7m Colorbond shed. - Very special home combines a wealth of characterful style, space and convenience- Three-bed, two-storey weatherboard abode built in 2007 and enjoys a 1,355sqm site- Set in quiet court, overlooking a lagoon, next to reserve, which can never be built out- Tucked at end of shared concrete driveway, offering ample parking space for the van- Double set of Colorbond pitched roofs, one over a double garage with house access- Front garage includes upstairs loft area with storage, with more storage under house- Enter the home via side front porch with double set of timber and foraged glass doors- Step directly into the open-plan living array with glossy parquet floors, 9ft ceilings- Triple outdoor access to partly-enclosed wraparound deck overlooking the backyard- Sizeable kitchen with parquet floors, 40mm stone benchtops, overlooks dining array- Both stunningly traditional yet modern, kitchen has Bosch dishwasher, ample storage- Don't forget stainless steel Westinghouse electric oven and four-burner gas cooktop- Large corner pantry, wine storage area, leadlight windows as well as pendant lights- Step from open-plan array to wraparound Merbau decking, with enclosed side areas- Relax and entertain while enjoying expansive backyard, reserve and lagoon scenery- Backyard has full set of Colorbond fencing, ample room for kids and pets' playtime- Gated rear-lane access to a 9m x 7m Colorbond shed with 3-phase power, roller doors- Completing the downstairs is laundry and handy bathroom with a toilet and shower- From open-plan area, step up to a central carpeted sitting area or movie/play room- The three bedrooms surround this space and all rooms have skylights, wool carpets- Master suite to rear of area has tinted diamond window, walk-in robe, dormer window- Gorgeous double-access ensuite has spa bath, shower, dual stone vanities, skylight - Bathroom also has two rounded, decorative windows, a chandelier, dormer window - Bedroom 2 has walk-in robe, ensuite with shower over bath, round leadlight window - Bedroom 3 has built-in robe and will need to share one of nearby bedroom ensuites- Also, two 10,000 litre rainwater tanks, Rheem instantaneous gas hot water system- Plus, ducted vacuum system and also East Coast ducted air conditioning throughout- Maitland amenities including Stockland Greenhills shops just 10 minutes away Council Rates \$2,268pa Water Rates \$751pa