

**3/11 Brunswick Street, East Maitland, NSW 2323**



**Sold Villa**

Wednesday, 4 October 2023

3/11 Brunswick Street, East Maitland, NSW 2323

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Villa**



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**\$610,000**

Primed for easy living and located just a short stroll from Lawes Street shopping, Victoria Street Station, and East Maitland's off-leash dog park, this duplex villa is the epitome of comfort and convenience. Set at the rear of the block for privacy, the single-level design is as practical as it is charming. Inside, you'll find presentation perfection with floating timber floors, neutral décor, and air-conditioning. The light-filled lounge room seamlessly flows into the open-plan dining/kitchen area, where glass sliding doors connect to a paved courtyard and established gardens, offering easy indoor/outdoor living and entertaining. Three bedrooms share a full-size bathroom with two-way access, ensuring everyone's convenience. And to top it off, a double garage ties the bow on this fantastic package. From here, you can easily stroll to popular pubs, thriving clubs, local schools, and the heart of the neighbourhood. Enjoy a hassle-free weeknight meal at one of the local watering holes or explore the vibrant community. The state-of-the-art new Maitland Hospital is just a three-minute drive away, and you can reach the retail and entertainment hub of Stockland Green Hills in just five minutes. - Brick and tile villa in complex of just three homes- Split system a/c to living area, dining and master bedroom, ceiling fans throughout- Kitchen with AEG appliances- Covered patio and private fenced yard- Main bedroom with built-in robe and ensuite access to full-size bathroom- Double garage with additional car space allocated to the property- 1800m to Maitland East Public School, 2.3km to Maitland Grossman High\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies.