

33/22 Molly Morgan Drive, East Maitland, NSW 2323

Townhouse For Sale

Friday, 3 November 2023

33/22 Molly Morgan Drive, East Maitland, NSW 2323

Bedrooms: 2

Bathrooms: 1

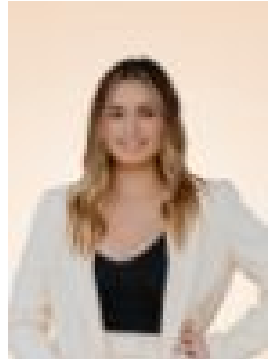
Parkings: 1

Area: 190 m2

Type: Townhouse



Nick Clarke
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\$479,000 - \$499,000

Property Highlights:- Lovely two bedroom townhouse with dedicated living and dining zones.- Dual split system air conditioners in the living spaces.- Kitchen with plenty of storage for all your appliances + 40mm benchtops.- Renovated bathroom with a large walk-in shower + stylish tiling throughout.- Covered entertainers area in the courtyard.- Attached single car garage with direct access to the home.- Separate laundry with 2nd WC + instant gas hot water system.- Convenience plus with Green Hills Shopping Centre, Cafe's, schooling just around the corner and the newly opened Maitland Hospital just moments away.- 1995 build.Outgoings:Council Rate: \$1,348 approx. per annumWater Rate: \$682.20 approx. per annumStrata Fees: \$660 approx. per quarter Ideal for first home buyers or those looking for their next wise investment, this lovely two bedroom townhouse, set in the ever popular suburb of East Maitland is sure to impress! Located within easy reach of quality schooling, spacious parklands and Green Hills Shopping Centre, offering plenty of shopping, dining and entertainment options, this handy location connects you to all your everyday needs with ease.Offering a spacious design and such a convenient location, this low maintenance home is the one you've been searching for!Built with a neutral brick and tiled roof construction, this appealing residence, framed by neatly presented gardens, delivers a pleasing first impression on arrival. The warm welcome continues upon entry, arriving in the tiled, air conditioned living room, with a large window in place providing lovely views across the porch. At the centre of the home is a generously sized kitchen, delivering ample storage in the surrounding cabinetry, and plenty of space atop the 40mm benchtops for all your food prep needs. A dedicated dining room is located nearby, offering the perfect space to connect with the family at mealtimes, with split system air conditioning in place, providing comfort during all seasons.Moving upstairs, you'll find two carpeted bedrooms, both enjoying the convenience of built-in robes, the master also has a split system a/c. Servicing these rooms is the newly renovated bathroom which features a large walk-in shower and stylish tiled flooring throughout.Glass sliding doors in the dining room open out to the courtyard, with an enclosed entertaining area, ready for your outdoor BBQs and alfresco meals. Packed with added extras, this townhouse includes an attached single car garage with direct access to the home and an instant gas hot water system, plenty of storage including extra space under the stairwell.With Green Hills Shopping Centre around the corner, the newly opened Maitland Hospital just moments away, and an easy 30 minute 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 2 minutes from the newly refurbished destination shopping precinct, Greenhills 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 2 minute drive to Hunter Valley Grammar School.-5 minutes to the Hunter TAFE, Maitland Campus.-30 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.