

# 33 Sinclair Street, East Maitland, NSW 2323

## House For Sale

Wednesday, 15 May 2024

33 Sinclair Street, East Maitland, NSW 2323

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 935 m2

Type: House



James Hannah  
0249342000

## Guide \$925,000 - \$985,000

Offered to the market for the first time in four decades, this immaculate, brick and tile residence with a charming yet commanding street presence is an exceptional opportunity to secure a much-loved family home in a tightly held location. Opposite the prestigious Easts Leisure and Golf club, you have a tranquil leafy outlook, despite being in the heart of town, only a minutes' drive from the Tenambit Shops, 5 minutes from Stockland Greenhills, the Maitland Hospital, and little more than 40 minutes from Newcastle CBD. As you arrive, it is easy to tell that this is not just a house, but a home. The gorgeous cottage garden sweeps you inside to reveal a light and airy interior, which perfectly blends elegance, style, and practicality. The timber floorboards through the formal dining, and kitchen area give way to excellently practical tiles. The kitchen has only recently been refurbished, and is superbly appointed with stone benchtops, gas cooktop, double oven and stylish pendant lights over the island bench/breakfast bar. The kitchen flows into a sublime open planned living and dining area, with windows beautiful timber sash windows most of the way around the back, leading out to the yard. The home is superbly appointed, with ducted air-conditioning throughout, and plantation shutters along the front and downlighting. The four bedrooms are all spacious, with the master complete with walk in robe, and the fourth bedroom currently being used as a study. Outside, this home continues to impress, with an enormous shed, approx. 7.8m X 11.6m, complete with workshop, and internal bathroom, along with an attached 5.5m X 5.8m carport, there is no shortage of storage space! Whilst the size of the shedding is nothing but impressive, it does not take away from the peaceful and gracious feel of the rest of the yard. Manicured gardens, a lovely fountain trickling away truly allows you to feel peaceful and relaxed in total privacy. There is loads of room for entertaining, with a spacious paved area right outside the back door, complete with a large outdoor umbrella for shade and undercover entertaining, creating a seamless indoor-outdoor flow. This is a simply exceptional home, one that has been much loved, and one which is sure to be highly sought after by the market. PRD is proud to be appointed the marketing agents for this home, please contact James Hannah on 0400 301 349 today to arrange your private inspection. \*Note\* The property comes with a custom build accessibility ramp for the back steps up to the house. Whilst not assembled, this will be an inclusion with the sale. Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRD nationwide Hunter Valley does not warrant, represent, or guarantee the accuracy, adequacy, or completeness of the information. PRD nationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.