

# 34 Princess Street, Morpeth, NSW 2321

## Sold House

Monday, 28 August 2023

34 Princess Street, Morpeth, NSW 2321

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 478 m2

Type: House



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**\$585,000**

Property Highlights:- Cottage home set in the heart of the delightful township of Morpeth.- Four carpeted bedrooms with classic sash windows, providing plenty of space for all.- Open plan living/kitchen + a dedicated sun/lounge room.- Recently updated kitchen with 40mm stone benchtops, quality appliances + plenty of storage.- Soaring 2.8 metre ceilings + wall mounted air conditioners in the master and living room.- Massive 478.3 sqm parcel of land with a wide frontage, charming gardens with established trees, offering a wealth of opportunities for the keen renovator or investor!- Located moments from quality schooling, boutique retail outlets, galleries, cafes and dining options.Outgoings:Council rates: \$2,456 approx. per annumWater rates: \$754.98 approx. per annumRental Return: \$460 per weekPest & Building Available on Request Ideally located within the historic township of Morpeth, this charming 4 bedroom home features traditional features throughout and is set on a massive 478.3 sqm parcel of land, presenting a wealth of opportunities for one lucky new owner to explore.Morpeth is a town that is steeped in history, reimagined with a range of boutique retail outlets, galleries and plenty of cafes and dining options, providing the perfect location for those who are seeking a village lifestyle, with city conveniences within easy reach.Framed by a lovely established hedge and a sweeping front lawn, this home is built with a classic Weatherboard construction. Stepping inside reveals soaring 2.8 metre ceilings, with a long entrance hall leading to the four bedrooms, all featuring carpeted floors and sash windows with roller blinds.Moving along you will step down into a tiled living area with a large window, providing plenty of natural light. Located close by is the bathroom/laundry which features a handy shower/bath combination, freestanding vanity and a separate WC.At the rear of the home is where you will find the open plan kitchen and dining area, with a ceiling fan and a wall mounted air conditioner in place. The kitchen has been recently updated with a 40mm stone benchtop, contemporary white cabinetry, a tiled splashback and a dual sink looking out to the yard. Quality appliances are in place including an Omega oven, a 4 burner electric cooktop, and a Delonghi dishwasher for added convenience.Stepping out to the fenced yard you'll discover a lovely paved area, ready for your outdoor BBQ and dining needs, with a huge backyard that includes established trees, garden beds and plenty of green grass for kids and pets to enjoy.A stand out feature of this property is the massive grassed area set to the side of the home that currently features a single car shed and an additional garden shed beside, offering so much potential for the astute buyer or investor.Whether you're seeking a home in the Hunter to call your own, an addition to your portfolio, or a property that you can renovate to your own tastes, this home is sure to please. We encourage our interested clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.Why you'll love where you live;- A short walk to the cafes, boutique shopping and galleries of Swan Street.- Located just 10 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.- 10 minute drive to East Maitland train station.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- 15 minutes to Maitland's heritage CBD and flourishing riverside Levee precinct.- 45 minutes to the city lights and sights of Newcastle.- 35 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.