

# 4 Curtin Street, East Maitland, NSW 2323

## House For Sale

Wednesday, 22 May 2024

4 Curtin Street, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 524 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Classic 1960's home set in the highly sought-after suburb of East Maitland.- Large living area complete with Daikin split system air conditioning.- Tidy kitchen with gas cooking, a Chef oven, soft close cabinetry, a tiled splashback, plus a 40mm benchtop.- Three bedrooms, all with a contemporary paint palette and carpeted flooring.- Covered timber deck in the yard, perfect for hosting guests and family BBQs.- Large grassed yard with a garden shed for extra storage.

Outgoings: Council rates: \$2,292 approx. per annum  
Water rates: \$825.42 approx. per annum  
Rental Return: \$580 approx. per week

Perfectly positioned in the highly sought suburb of East Maitland, this classic home offers a spacious floor plan and a large yard out back, perfect for the first home buyer or astute investor. Located within moments of quality schools, parks, cafes, and Green Hills Shopping Centre, this home offers easy access to all your daily needs and more! Further afield, you'll find the city lights and beaches of Newcastle a short 40 minute drive, and a mere 30 minutes by car to the Hunter Valley Vineyards, connecting you to the best of the Hunter region in no time. Arriving at the home you'll find a large grassed lawn, downlighting under the eaves, and a lovely fence dividing the front and backyards. Stepping inside reveals the home's stylish interior, with a fresh paint palette, stunning tiled floors and contemporary lighting throughout. There are three bedrooms on offer, all enjoying large windows and cosy carpet underfoot. These rooms are serviced by the family bathroom which includes a handy shower/bath combination. The neatly presented kitchen includes a tiled splashback, a 40mm laminate marble look benchtop, soft close cabinetry, and a Chef oven with a 4 burner gas cooktop. A dining area is located opposite, complete with a sliding door to the yard, delivering the ideal space to connect with loved ones at mealtimes. At the rear of the home is a generously sized living area complete with carpet floors, large windows looking out to the yard, and a Daikin split system air conditioner for your year round comfort. Glass sliding doors offer a lovely connection to the yard where you will find a covered timber deck, presenting the ideal space to sit back and enjoy your family BBQs and entertain guests. The spacious backyard delivers plenty of green grass for the kids and pets to play, scope for the budding landscaper to add their own personal touch, plus a garden shed for extra storage. A property of this nature is certain to attract a wide range of interest from homeowners and investors alike. 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 5 minutes from Green Hills 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 CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- A short 10 minute drive to the charming village of Morpeth, offering boutique shopping, gourmet providores and coffee that draws a crowd.- 40 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 Inspections.

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