

46 Hinder Street, East Maitland, NSW 2323



House For Sale

Friday, 19 January 2024

46 Hinder Street, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 690 m2

Type: House



Ben Cotton

0249335511

\$675,000

Offered for the first time in over 70 years, and set in one of the Hunters most well regarded locations - the family friendly suburb of East Maitland, awaits you our next lucky owner to call 46 Hinder Street, home. Act swiftly though, as the boundless potential across all buying groups makes this property a hot commodity! Step inside to discover a well-maintained interior boasting three generously sized bedrooms, a centralised bathroom, and a revamped kitchen with ample storage and counter space. The dine-in kitchen & adjoining sunroom create inviting spaces that seamlessly flow into the rear lounge. The laundry space is internal, as is the WC for added convenience. Externally, a sprawling yard with 4-meter side access offers limitless possibilities – whether it's a play haven for children, additional garaging, or even a pool, the choice is yours to tailor as you desire. Already in place, is an expansive 11.7 x 5.6 solid brick garage that caters to all your storage needs - or this could be an ideal option to possibly convert into a granny flat & gain a secondary income stream. This could offer a rental return in the vicinity of \$400pw, with up to \$500pw for the front house, meaning a combined \$46,000 per annum return. The substantial yard and elevated positioning opens doors to potential development opportunities (STCA), offering dual investment options with well-thought-out plans. With growth in the local area at an all-time high, for the investors, this would be an ideal addition or start to your investment/development portfolio dreams. For the owner occupier, vacant possession is on offer and this allows your imagination here to run wild. The classic construction would benefit from further extension & renovations, securing you your crowning jewel achievement in a more than ideal location! Proudly marketed by LJ Hooker Maitland, please call exclusive agent Ben Cotton 0434 638 822 - 7 days for all inspections & further information. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries * Granny Flat subject to council approval.