

5 Moss Place, East Maitland, NSW 2323

House For Sale

Friday, 26 January 2024

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Bedrooms: 6

Bathrooms: 3

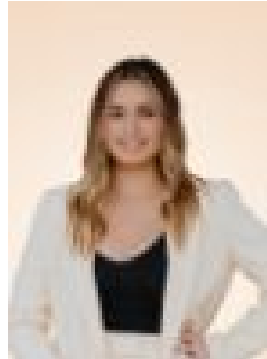
Parkings: 2

Area: 1108 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Luxuriously appointed dual living residence set in an ideal location.- Open plan living and dining area + a dedicated media room.- Four spacious bedrooms, all with ceiling fans, the master with a walk-in robe and a luxurious ensuite.- Show stopping kitchen with 20mm Caesarstone benchtops, ample storage, an island bench with a breakfast bar, a glass splashback, gas cooking, plus quality appliances throughout.- Immaculately updated main bathroom with floor to ceiling tiles, an open shower with a built-in recess, a floating vanity with a 20mm stone benchtop, a separate WC + a freestanding bathtub.- Stylish floating floorboards, premium carpet, newly installed downlights, plantation shutters + freshly painted throughout.- Mitsubishi 3 zone ducted air conditioning, split system air conditioning + ceiling fans throughout.- Lovely alfresco area with Merbau timber decking overlooking the sparkling inground pool and landscaped grounds.- Self-contained granny flat with two bedrooms, well appointed kitchen, bathroom and laundry nook.- 6.6kW solar system on the house, 3.3kW solar system on the granny flat, 2 x 1000L water storage tanks, bottled gas to the property + commercial windows and doors with energy glass throughout.- Separate double garage with 3-phase power.- 1990 build.Outgoings: Council Rate: \$2,588 approx. per annumRental Return Main house: \$700 approx. per week Rental Return Granny flat: \$450 approx. per weekNestled at the end of a lovely cul de sac, this immaculately presented property offers a rare chance to secure a dual-living residence, with premium features and luxurious inclusions throughout, all set in the highly desired location of East Maitland. Locations do not get much better than this, with Green Hills Shopping Centre a short walk away, and with an easy 40 minute commute to Newcastle, or 30 minutes to the Hunter Valley Vineyards, it is little wonder East Maitland has developed into a suburb of such high demand. Set on a spacious 1,108 sqm parcel of land, this property is framed by a sweeping grassed lawn and immaculate front gardens, with a large driveway leading to a separate double garage, presenting the same contemporary rendered brick and tiled roof construction as the home. The pleasing first impression continues as you step inside, revealing stylish floating floorboards, newly installed LED downlighting, chic plantation shutters, a fresh paint palette, and the ducted air conditioning found throughout the home. Set at the entrance is the open plan living and dining area, which includes a ceiling fan and a Fujitsu split system air conditioner for additional comfort. Located close by is a dedicated media room with carpeted floors, a ceiling fan and built-in storage for your gadgets and toys. The show stopping kitchen has been designed with no expense spared, featuring 20mm Caesarstone benchtops, a glass splashback, ample storage in the surrounding cabinetry, and an island bench with a breakfast bar and stylish pendant lighting overhead. The home chef will be delighted to find quality appliances already in place including an LG dishwasher, a Westinghouse oven and a Venini four burner gas cooktop, ready to start whipping up your gourmet meals, straight away! There are four generously sized bedrooms on offer, all with ceiling fans, one with floating floorboards and three enjoying the luxurious feel of premium carpet underfoot. The three family bedrooms include built-in robes, whilst the master suite benefits from the large walk-in robe in place. Both the main family bathroom and the ensuite are immaculately presented. Both feature stunning floor to ceiling tiles and showers with built-in recesses. The main bathroom also includes a floating vanity with a 20mm stone countertop, louvre windows, a separate WC, an inviting freestanding bathtub and sleek black fittings throughout. Glass sliding doors in the master bedroom and open plan living room provide access to the beautiful covered alfresco area, with hardwood Merbau timber decking, providing the ideal space for outdoor cooking, dining and entertaining guests. Taking centre stage in the yard is the sparkling inground salt chlorinated pool with an exposed aggregate concrete surround, framed by lush landscaped gardens, with an extra sense of privacy afforded by the reserve backing onto the property, adding to this ideal backyard oasis. Grassed yards are on either side of the pool, providing plenty of space for the kids and pets to play, along with established gardens and 2 x 1000L water storage tanks to keep the grounds thriving. An incredible feature of this home is the self-contained, Council approved granny flat on offer, with a timber deck at the entrance to the dwelling. Step inside to find floating floorboards, roller blinds, LED downlighting and two bedrooms complete with ceiling fans, built-in robes and double-glazed windows. The kitchen features 40mm laminate benchtops, a tiled splashback, an Omega oven, a 4 burner ceramic cooktop and a Blanco canopy range hood overhead. The bathroom comes complete with a shower and a freestanding vanity, with a laundry nook at the entrance completing this self-contained space. Packed with added extras, this incredible property includes a 6.6kW solar system on the house, a 3.3kW solar system on the granny flat, 3 phase power to the garage, bottled gas to the property, commercial windows and doors with energy glass, Mitsubishi 3 zone ducted air conditioning system, plus so much more! A quality home of this nature, packed with luxury inclusions inside and out, set in the highly sought suburb of East Maitland is sure to generate a large volume of interest. 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 minutes from the newly refurbished Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 5 minute drive to Victoria Street train station.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- 10 minutes to Maitland's heritage CBD and flourishing riverside Levee precinct.- A short drive to the charming village of Morpeth, offering boutique shopping and cafes.- 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 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.