

# 6 Thompson Street, East Maitland, NSW 2323

## House For Sale

Friday, 3 November 2023

6 Thompson Street, East Maitland, NSW 2323

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 619 m2

Type: House



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## MUST BE SOLD!

Property Highlights:- Spectacular AV Jennings built home with open plan living/dining + additional lounge room.- Gourmet kitchen with self-cleaning pyrolytic oven, gas cooking, built-in coffee Miele machine, 20mm Caesarstone waterfall benchtop, soft close cabinetry + a breakfast bar.- Daikin 6 zone ducted a/c, ceiling fans, 2.7m soaring ceilings, quality floating floorboards + contemporary lighting throughout.- Entertainers dream with a huge alfresco area surrounded by landscaped gardens.- Newly repointed and restored roof.- Sparkling inground salt water pool ready for your summer fun + new cleaning pumps.- Attached double garage with direct access to the yard + a garden shed.- 2000 build.

Outgoings: Council rates: \$2,164 approx. per annum Water rates: \$767.52 approx. per annum Rental Return: \$750 approx. per week

Located in the highly sought suburb of East Maitland sits this spectacular family home, taking luxurious living to new heights. Built by AV Jennings in the year 2000, this home has been designed for spacious family living, with premium features throughout. Positioned within a short drive to Green Hills Shopping Centre, Maitland's heritage CBD, the lovely township of Morpeth, and only 40 minutes to Newcastle or 30 minutes to the Hunter Valley Vineyards, this home connects you to the best of the Hunter region in no time! Framed by immaculately manicured formal gardens, this home offers a sense of grandeur at first glance. Stepping inside, the pleasing first impression continues, with soaring 2.7m ceilings, gleaming floating floorboards, ducted air conditioning and contemporary downlighting, setting a stylish tone for what is to be found throughout this exquisite family residence. Thoughtfully designed, the spacious, light filled floor plan provides a range of living areas, providing room for all the family to relax and unwind in comfort. At the entrance to the home, you will find an open-plan formal living and dining area, bathed in natural light from the large windows looking out to the front gardens. Offering the luxury of choice, a generously sized living room is located adjacent to the kitchen, providing the perfect setting to connect with loved ones whilst enjoying your downtime. The pristine kitchen seamlessly blends with the open plan design, with a handy breakfast bar delivering the ideal spot for enjoying casual meals with the family. There are quality appliances in place including a Hafele dishwasher, a built-in oven, a 4 burner gas cooktop, and a built-in Miele coffee machine, ready for your caffeine fix at any time of day. Built with no expense spared, you'll find 20mm Caesarstone waterfall benchtops in place, along with a glass splashback and ample storage in the surrounding soft close cabinetry. There are four bedrooms on offer, providing a space for everyone to call their own. The clever design places the master suite at the end of the hallway, providing additional privacy for the adults of the home. There is plenty of space for your king sized bed, a lovely window looking out to the yard, a ceiling fan, a generous built-in robe, and a well appointed ensuite with an extra large vanity and a spacious corner shower. The remaining three bedrooms all benefit from the convenience of built-in robes, enjoy the comfort of ceiling fans, and two feature premium carpet. These rooms are serviced by the main family bathroom which boasts a shower, corner bathtub and a separate WC. Sliding doors in the open plan living area open out to an alfresco area that can only be described as an entertainer's dream. With a pitched roof offering an additional sense of space, a ceiling fan and immaculately maintained gardens framing the area, this impressive alfresco has been designed to make the most of our outdoor living lifestyle! Continuing to impress, you'll find a sparkling inground saltwater pool adjacent, ready to provide endless hours of summer fun for the young and young at heart. At the rear of the tiered yard is a landscaped backyard, with steps leading down to a grassed area, and a garden shed for extra storage. Those looking to store their cars and gadgets will be delighted to find the attached double garage on offer, complete with direct access to the yard, providing all that space they could ask for! Homes presenting this level of luxury and space, within quality locations such as these, are rarely presented to the market. We encourage our clients to act swiftly and secure their inspections with the team at Clarke & Co Estate Agents today.

Why you'll love where you live;- 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.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- 10 minutes to Maitland CBD and the revitalised riverside Levee precinct offering an array of dining and retail options.- A short five minute 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 Inspections

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