

# 66 Sempill Street, Maitland, NSW 2320

## House For Sale

Thursday, 16 November 2023

66 Sempill Street, Maitland, NSW 2320

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1208 m2**

**Type: House**



Nick Clarke  
0240043200



Elizabeth Berrick  
0240043200

## PROPERTY PREVIEW

Property Highlights:- A stunningly renovated home on a huge 1208 sqm block with direct access to the Hunter River.- Recently renovated gourmet kitchen with 40mm stone benchtops, a mobile island bench, a dual stainless steel sink, a 900mm built-in oven, a 4-burner gas cooktop + an Ariston dishwasher.- Gorgeous formal lounge room with a split system air conditioner, a gas bayonet and a chandelier.- Three generous bedrooms with Fanaway ceiling fans and plenty of natural light.- Main bathroom doubling as a luxury ensuite with a separate shower, a built-in bathtub, chandeliers, and a separate WC.- Additional bathroom with a shower, a WC and a storage closet in the detached laundry.- Freshly painted throughout, timber floorboards, newly installed carpet + gas hot water system.- Classic Australian features such as wainscoting, sash windows and ornate cornices.- Large timber entertaining area, with an additional raised section with views of the Hunter River.- A generous driveway and expansive green lawn provide direct access to the Hunter River, perfect for fishing and kayaking.- 1925 build.Outgoings: Council rate: \$2,268 approx. per annum Water rate: \$767.52 approx. per annum Rental return: \$560 approx. per week Discover historic charm in the heart of Maitland with this beautifully renovated 1925 Australian cottage. Nestled alongside the Hunter River, on a huge 1208 sqm block, the classic weatherboard design, and Colorbond roof seamlessly combine timeless charm with modern comfort. This riverside haven is sure to win your heart instantly! This stunning property is conveniently located just a short walk from the lively Maitland CBD and its rejuvenated riverside Levee precinct, providing easy access to a variety of dining options, bars, cafes, and the well-renowned art gallery. Whether on foot or by bike, you will be able to embrace Maitland's social and cultural scene right from your doorstep. Perched on the high side of the street, this eye-catching residence boasts a freshly painted exterior and a stunning set of stairs making their way past newly landscaped garden beds adorned with wood chips and established trees. Here you find the extra-large front verandah, providing a perfect spot to take in the gorgeous historic street with a cuppa or glass of Hunter Valley wine in hand. Enter through the charming front door, with classic stained glass, into a freshly painted interior featuring a mix of gleaming timber floorboards and plush new carpet. The foyer, adorned with a stylish chandelier, leads to a lovely long hallway where wainscoting, sash windows, and ornate cornices add classic Australian character throughout. At the front of the home, on either side of the inviting hallway, you'll find two family bedrooms. Both spaces are bathed in natural light and feature Fanaway ceiling fans, ensuring comfort and a touch of modern convenience. The main bedroom, accessible through double doors, is a haven of comfort and style. Featuring a dedicated Kelvinator air conditioning unit, this space is designed with your optimal comfort in mind. The recently renovated main bathroom / ensuite is a standout feature, boasting black and white antique-style checker tiles, a generously sized separate shower, a built-in bathtub, and elegant chandeliers that add a touch of luxury. Additional amenities include a separate WC, a ceramic top vanity, a linen closet, and the convenience of an Everhot gas hot water system. This home features a generous lounge room, embodying classic Australian design but modernised to suit the needs of today's family. A stylish chandelier illuminates the space, complemented by practical features like a gas bayonet and a Mitsubishi split-system air conditioner for comfort. From the lounge room, step into the stunning, recently renovated open-plan kitchen and dining area. The kitchen is a chef's delight, featuring 40mm stone benchtops, a matching mobile island bench, and a dual stainless steel sink with captivating views of the back deck and the river beyond. Abundant storage, a 900mm Whirlpool built-in oven, a 4-burner gas cooktop, an Ariston dishwasher, space for a large fridge, and modern tiling complete this contemporary kitchen, sure to be a crowd pleaser! The adjacent dining room is generously sized, offering convenient access to the main bathroom, as well as a gas bayonet for added comfort. French doors open to the outdoor deck, complemented by louvred windows above, creating a seamless indoor-outdoor flow for delightful entertaining and relaxation. Equipped with outdoor power points, and framed by established shade trees, including a gorgeous jacaranda, this space is ideal for hosting gatherings with family and friends. The deck seamlessly extends to a raised section that offers breathtaking views down to the vast expanse of green lawn at the rear and the majestic Hunter River beyond. While you can't build on the riverbank side of the property, it offers an expansive yard and easy access for various activities like fishing and kayaking. A convenient driveway runs down the side of the house, providing ample off-street parking and direct access to the river, adding to the overall practicality and recreational possibilities of this unique home. Adding to the practicality, an external laundry, accessible from the rear deck, comes complete with a full bathroom featuring a toilet and shower, and a spacious storage closet. Additionally, this residence boasts a fully carpeted and lined attic, providing versatile and functional space that can adapt to various needs. This unique property promises the very best of lifestyle options, so we expect interest to be extremely high. 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;- Mere minutes to the start of the Riverside Walk, providing kilometres of walking and cycling track, leading to the riverside Levee precinct, with cafes, restaurants, retail and cultural events.- Located 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. - An easy walk to Maitland CBD or the charming village of Lorn, offering boutique shopping and cafes. - 40 minutes to the city lights and sights of Newcastle. - 25 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.