

68 Sempill Street, Maitland, NSW 2320

House For Sale

Thursday, 30 May 2024

68 Sempill Street, Maitland, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 2605 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Classic Australian cottage on a huge 2605 sqm block in the heart of Maitland, offering historic charm and modern potential.- Three generous living spaces, including a formal lounge with a decorative fireplace, a dining room with a freestanding combustion fireplace, and a sunroom with direct access to the rear deck.- Full timber kitchen with a 40mm timber benchtop, a dual sink, glass display cabinetry, and range hood.- Three unique bedrooms, including an upstairs retreat with a timber spiral staircase.- Well-appointed bathroom with large format tiles, a glass brick window, a freestanding bath, and a large shower.- Original 1920 build with stained glass windows, western red cedar timber floorboards, high ceilings, and period details throughout. - Outdoor entertaining area with a large timber deck overlooking gardens and the river, with ample space for vegetable gardens and fruit trees.- Small sheds in the backyard and vehicle access to the rear yard, providing convenience and additional storage options.- Stirling split system air conditioning, a Kent freestanding combustion fireplace, and 12 solar panels ready for connection.

Outgoings: Council rates: \$2,388 approx. per annum Water rates: \$825.42 approx. per annum

Welcome to a classic Australian cottage nestled alongside the picturesque Hunter River, set on an expansive 2605 sqm block. This property, with its timeless appeal and incredible location, offers a unique opportunity for restoration or a complete rebuild, allowing you to create your dream home on the banks of the Hunter River. Built in 1920, this completely original Weatherboard and Colorbond home is a testament to a bygone era. With its historic charm and potential, it stands as an amazing restoration project or a blank canvas for a modern masterpiece. The uniqueness of this property is unparalleled, making it a rare find in the bustling Maitland market. Situated just a short walk from the vibrant Maitland CBD and the rejuvenated riverside Levee precinct, this home is ideally located for those who appreciate the blend of urban convenience and natural beauty. Only 200 metres from the starting point of the Riverside Walk, you'll have easy access to a variety of dining options, bars, cafes, and the well renowned art gallery. Embrace Maitland's social and cultural scene, all just steps from your doorstep. The established gardens provide a sense of privacy and tranquility, leading to a sunlit front porch that wraps around the front and side of the house. This spacious area is perfect for relaxing with a cuppa while enjoying the serenity of your surroundings. The timber frame built on piers ensures the home is above flood level, and the back extension has been thoughtfully repaired. As you enter, the stained glass windows on the front door greet you with a splash of colour and artistry. The original western red cedar timber floorboards and high ceilings throughout the home enhance its historic charm and warm, welcoming atmosphere. There are three beautiful living areas in this home, all with their own character. The formal lounge includes air conditioning, a ceiling fan, picture rails, timber fretwork, and stained glass windows, as well as an original, decorative fireplace with a timber surround that adds a touch of elegance. The dining room, located off the kitchen, features exposed timber in the ceiling, a large window, a freestanding Kent combustion fire, and a door leading to the back deck. A well positioned sunroom in the rear is a standout space, with massive bay windows that bathe the room with natural light, making it the perfect spot for entertaining or simply relaxing. The full timber kitchen boasts a 40mm timber benchtop, a dual sink, glass display cabinetry, and a range hood. It combines functionality with rustic charm, making it a delightful space for cooking and dining. This home offers three unique bedrooms and a well appointed bathroom. The first bedroom, located at the front of the house, features picture rails, beautiful stained glass windows, and air conditioning. The second bedroom includes a ceiling fan and picture rails. The third bedroom is an upstairs retreat, accessible via a timber spiral staircase. Back downstairs, the family bathroom is spacious, with large format tiles, a glass brick window, a freestanding bath, and a large shower. An additional laundry/bathroom is also located near the sunroom. The large timber back deck overlooks the gardens and the river beyond, providing a serene setting for family and friends to gather. The expansive grass area backs onto the Maitland River and is dotted with citrus trees. There's ample room to create vegetable gardens, a chook run, and more, offering endless possibilities for creating your own sustainable lifestyle. This home is equipped with a Stirling split system air conditioning unit installed only 8 years ago and 12 solar panels on the roof, not yet functional but with provisions for connection. There are some small sheds and vehicle access to the rear yard, ensuring convenience and additional storage options. Seize this rare opportunity to own a piece of Maitland's history and create your dream home in a stunning riverside location. Whether you choose to restore its historic charm or start anew, this property offers limitless potential and an unbeatable lifestyle. 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; - Only 200m to the start of the Riverside Walk, providing walking and cycling tracks, leading to the riverside Levee precinct, with cafes, restaurants, retail and cultural events - 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 Inspections. Disclaimer: 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.