

# **69 Lee Street, Maitland, NSW 2320**

## **House For Sale**

Thursday, 9 November 2023

**69 Lee Street, Maitland, NSW 2320**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 817 m<sup>2</sup>**

**Type: House**



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## PROPERTY PREVIEW

Property Highlights:- Two titles of land approx. 409 sqm in size each.- BLUE CHIP location right in the heart of Maitland CBD with parks, retail options, restaurants, cafes and more.- ZONING for both blocks - R1 General Residential (both blocks are the same zoning).- Block two has an abundance of development potential.

**Block One Property Highlights:-**

Block one has an immaculately updated two bedroom cottage combining modern styling with charming features throughout.- Spaciously designed with open plan living/dining, a formal lounge room + a study.- Gourmet kitchen with ample storage, an island bench, 40mm benchtops + a 900mm stainless steel oven with a 5 burner gas cooktop.- A lovely neutral paint palette, modern downlighting, premium carpet + stylish laminate flooring.- Reverse cycle air conditioning, ceiling fans, and gas hot water.- An inviting alfresco timber deck overlooking the lovely landscaped yard.- A double carport plus additional shedding in the yard.

**Outgoings:**Council Rates: \$1,860 approx. per annum  
**Water Rates:** \$825.42 approx. per annum  
**Rental Return:** \$550 approx. per week  
Conveniently located near the heart of Maitland stands this charming cottage home, boasting landscaped grounds, a spacious yard, and a beautifully updated interior, presenting the perfect balance of style and space, with a location that can not be beaten! Located within moments of Maitland's heritage CBD, parks, retail options, restaurants and cafes, and with Maitland train station a short 8 minute walk, this home offers easy access to all your daily needs and more! On arrival, a timeless Weatherboard and galvanised roof facade, and lovely landscaped gardens deliver plenty of curb appeal. There is a long driveway leading to the yard, with a large grassed area to one side of the property, with its own separate title. At the entrance to the home is an inviting front porch, providing the perfect space to sit back and enjoy your coffee in the mornings. Stepping inside you'll enter the spacious entry hall, revealing the fresh neutral paint palette, additional storage in the hallway, contemporary downlights, and the premium carpet found throughout the home. There are two generously sized bedrooms on offer, one with a mirrored built-in robe, with both enjoying the added comfort from Fan Away ceiling fans overhead. The large bathroom is located further into the home, featuring an extra large vanity and a spacious shower, with a handy second WC located outdoors. Set at the centre of the home is the lovely formal living room, complete with a reverse cycle air conditioner, ensuring you'll relax in comfort during your downtime. Located close by is the open plan living/dining and kitchen area, with a study nook adjacent, providing plenty of space to connect at mealtimes, with room for study in the afternoons or space for the home office. The pristine kitchen offers plenty of storage in the surrounding cabinetry and ample space atop the 40mm laminate benchtops for all your food preparation needs. An island bench sits at the centre of the room, with a stylish pendant light overhead. The home chef will be delighted to find a 900mm stainless steel oven with a five burner gas cooktop, along with a canopy range hood, ready to start whipping up their gourmet creations, straight away! Step through the sliding doors in the open plan living room and you'll arrive in the lovely alfresco area, with timber decking and a timber slat wall offering additional privacy and shade. The generously sized 817.4 sqm block offers a massive backyard that includes landscaped gardens, plenty of green grass for the kids and pets to enjoy, along with a courtyard area where you will find an additional covered space with a gas bayonet and a sink, ideal for your family BBQ's. Storage of your cars, tools and toys will present no obstacle in this home, with a double carport, one large shed in the yard, along with a smaller shed for any extras! Stylishly updated whilst still maintaining its traditional charm, this appealing, conveniently located home is sure to generate a lot of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

**Disclaimer:** This property is on two titles of land. For further details and information, please contact the agent. Why you'll love where you live;- A short walk to Maitland Train Station.- 5 minutes to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- 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.- 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**

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