

7 Leonard Close, East Maitland, NSW 2323

House For Sale

Thursday, 16 November 2023

7 Leonard Close, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 642 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Charming Weatherboard / tiled roof home set on a spacious 642.4 sqm parcel of land.- Dedicated living room, dining area + an additional living space on the lower floor.- Large kitchen with ample storage, a tiled splashback + a freestanding Chef oven with a 4 burner gas cooktop.- Split system air conditioning, ceiling fans, gas bayonets + a Kent freestanding combustion fireplace.- Freshly painted interior with decorative archways and ornate features.- Timber deck off the kitchen overlooking the fully fenced backyard.- Driveway access to a separate single car garage in the yard.

Outgoings: Council rates: \$2,412 approx. per annum
Rental Return: \$460 approx. per week

With location at the top of every owner-occupiers and investor's wish list, this perfectly positioned home in the ever popular suburb of East Maitland is set to impress. Within mere minutes of Green Hills Shopping Centre, quality schooling, and recreation facilities, this handy location delivers all your everyday needs and more, right to your doorstep! Those seeking the city lights and beaches of Newcastle will be pleased to find both are within a short 35 minute drive from home, Maitland's heritage CBD a mere 10 minutes away, and all the gourmet delights of the Hunter Valley Vineyards just 25 minutes by car.

Upon arrival, an established garden frames the home, built of a classic Weatherboard and tiled roof construction. A long driveway runs alongside the residence, leading to the separate single car garage in the yard. Stepping inside reveals the freshly painted walls and ceilings with ornate features, with a decorative archway connecting the foyer to the formal living room. This inviting living space includes a large window looking out to the yard, gas bayonets, a wall-mounted a/c, and a Kent freestanding combustion fireplace, perfect for cosying up during the cooler seasons. The kitchen and dining area are located close by, with a Kelvinator split system air conditioner in place for additional comfort. The large kitchen includes ample storage, plenty of bench space, a tiled splashback, and a freestanding Chef oven with a 4 burner gas cooktop. Sliding doors off the dining area lead to a spacious covered timber deck, providing the ideal space to enjoy your meals outdoors whilst taking in the view across the backyard.

There are three bedrooms located along the hall, all featuring large built-in robes and ceiling fans, two with carpeted floors. Servicing these rooms is the cleverly designed three way bathroom, with a separate area for the vanity, WC, along with a separate shower and a built-in bathtub. A dedicated laundry room is located along the hall, with handy direct access to the back deck. A lovely bonus in this home is a dedicated living space located on the lower floor, complete with tiled floors, a gas bayonet, additional storage spaces, and a door leading to the yard. The fully fenced backyard offers plenty of grassed space for the kids and pets to play, a garden shed to complement the single car garage, and established trees and shrubs throughout. A home of this nature is sure to suit first home buyers, owner occupiers and investors alike and in today's market is certain to draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live:- Located just 5 minutes from the newly refurbished destination shopping precinct, Greenhills 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's heritage CBD and the flourishing riverside Levee precinct.- 35 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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