

8 Goodhugh Street, East Maitland, NSW 2323

Sold House

Sunday, 15 October 2023

8 Goodhugh Street, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 701 m2

Type: House



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\$688,000

Property Highlights:- Charming brick and tile roof home set on a 701.9 sqm parcel of land with distant rural views to enjoy.- Dedicated lounge and dining rooms plus an additional sunroom at the rear of the home.- Recently updated modern kitchen with 40mm benchtops, a built-in Platinum oven, a 4 burner glass cooktop, an undermount slide-out range hood, a subway tiled splashback + ample storage.- Newly installed floating floorboards, multiple split system a/c + soaring 2.7 metre ceilings with ornate cornices throughout.- Large fully fenced backyard with established trees, veggie beds, sweeping views + handy side access.- Drive through access to a separate, double car garage with power access for all your tools + gear.- 1960s build.

Outgoings: Council Rate: \$2,488 approx per annum
Water Rate: \$773.82 approx per annum
Rental Return: \$550 approx. per week

Ideally located in East Maitland, this charming brick and tile 1960s built home offers a free-flowing floor plan with charming features throughout, all set on a spacious 701.9 sqm parcel of land, delivering the perfect starter or investment for those looking to enter this highly sought area of the market. Set on a lovely wide street, directly opposite a playground, with established gardens and a welcoming front patio, this home provides an abundance of curb appeal from the point of arrival. Entering the home, you'll take in the stylish, newly installed floating floorboards, and the soaring 2.7 metre ceilings with ornate cornice work overhead, providing an additional sense of space and style at first glance. Set at the entrance to the home is a dedicated living room, with a large window looking out to the yard and split system air conditioning, ensuring you'll relax in comfort during all seasons. Located adjacent is an air conditioned dining area, connected to the recently updated kitchen which features a built-in Platinum oven, a 4 burner glass cooktop, and an undermount slide-out range hood. There is ample storage space on offer in the surrounding white cabinetry, a subway tile splashback, and plenty of food prep space atop the 40mm benchtops. There are three carpeted bedrooms set along a hallway, the master suite enjoying the convenience of both a ceiling fan and a split system air conditioner in place. Servicing these rooms is the beautifully presented original bathroom which offers a separate shower, bath and WC. At the rear of the home, you'll find a generously sized laundry room and a versatile sunroom, perfect for sitting back and enjoying your morning coffee, whilst taking in the distant rural views on offer. Moving outside, you'll head down a convenient ramp that leads to the fully fenced grassed yard, presenting plenty of green space for the kids and pets to play, and a lovely blank canvas for the keen landscaper to make their own. Storage of your cars and tools will present no issue in this home, with drive through access to a large double brick garage complete with power access, along with handy side access to the yard as well!

Offering a convenient location and a charming home set on a massive block, this impressive property is sure to draw interest from first home buyers and investors, who can spot a fabulous opportunity from a mile away. 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 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.- 3 minute drive to East Maitland train station.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- 10 minutes to Maitland's heritage CBD and flourishing riverside Levee precinct.- A short 8 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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