

# 9 Thompson Street, East Maitland, NSW 2323

## Sold House

Saturday, 16 September 2023

9 Thompson Street, East Maitland, NSW 2323

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 600 m2

Type: House



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**\$625,000**

Property Highlights:- Classic Weatherboard home set on an impressive 600.7 sqm parcel of land.- Massive fully fenced grassed backyard, providing plenty of space for kids and pets to enjoy.- Two large living areas, providing plenty of space for all the family.- Split system air conditioning, ceiling fans + a freestanding combustion fireplace in the living room.- Four spacious bedrooms throughout the home, two of which feature the convenience of built-in robes and ceiling fans.- Well appointed kitchen with a freestanding oven, 40mm benchtops, plenty of storage + a cutout offering a seamless connection between the kitchen and living.- Separate double garage with drive through access, a large concrete pad + a garden shed for any extras.- Approx 1960 build.Outgoings: Council rates: \$2,391.94 approx. per annum Water rates: \$767.52 approx. per annum Current rent: \$420 per week set to increase to \$450 per week in January 2024 Market rent: \$550 approx. per week Presenting the perfect opportunity for first home buyers and investors to secure a home in the ever popular suburb of East Maitland, this ideally located 1960s home offers a spacious floor plan and an impressive 600.7 sqm parcel of land, that is sure to impress! Within mere minutes of East Maitland station, Lawes Street shopping precinct, 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 40 minute drive from home, Maitland's heritage CBD a mere 12 minutes away, and all the gourmet delights of the Hunter Valley Vineyards just 30 minutes by car. Arriving at the property, lovely established gardens and hedging frame the home, built of a classic Weatherboard and tiled roof construction, providing a pleasing first impression at first glance. At the entrance to the home is a generously sized living room, with a lovely outlook to the yard via the large window in place. A second living/dining area is positioned at the rear of the home, with newly installed downlighting, a ceiling fan, a split system air conditioner, and a freestanding combustion fireplace on offer, ensuring you'll relax in comfort during your downtime. Set at the centre of the home is the well appointed U shaped kitchen that offers plenty of storage in the surrounding cabinetry, 40mm laminate benchtops, and a freestanding oven, with a lovely cutout offering a seamless connection between the kitchen and living zones. There are four bedrooms throughout the home, two of which feature the convenience of built-in robes and ceiling fans, providing additional comfort during the warmer seasons. Servicing these bedrooms is the main family bathroom which includes both a shower and bathtub, with a separate WC located within the dedicated laundry room located close by. Stepping outside, you'll discover a massive fully fenced grassed backyard, providing plenty of space for kids and pets to enjoy, with scope for additional landscaping ventures, should you choose. With a garden shed and drive through access to a separate double car garage, you'll have all the space you could ask for your cars, tools and toys! Offering the perfect combination of a spacious home, a massive yard, and an ideal location, this property is the perfect starter or clever buy for the astute investor. A property of this nature is sure to generate a large volume of interest in today's market. 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;- Located just 8 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.- A short 10 minute walk (or 2 minute drive!) to East Maitland train station.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- 12 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 Disclaimer: All information contained herein is gathered from sources we deem reliable. 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