

# 10 Hanson Close, East Maitland, NSW 2323

## House For Sale

Saturday, 29 June 2024

10 Hanson Close, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights;- Spacious light filled family home set in a top location.- Large living room plus an open plan kitchen and dining area.- Pristine kitchen featuring 40mm Caesarstone benchtops, ample storage, a built-in pantry, stylish pendant lighting, a mixer tap, plus quality Smeg and Bosch appliances.- Three family bedrooms, all with built-in robes and ceiling fans.- Stylish bathroom with floor to ceiling tiles, a bathtub, a vanity with soft close cabinetry and a Caesarstone benchtop, a shower with a dual shower head and a built-in recess, plus a separate WC.- Soaring raked ceilings, stunning hardwood timber floors, contemporary lighting and a neutral paint palette throughout.- Mitsubishi split system air conditioning, approx 6kW (15 panels) solar system, and newly installed ceiling fans throughout.- Covered alfresco area with epoxy flooring perfect for your outdoor dining and entertaining.- Landscaped gardens, new retaining walls and a lush grassed lawn.- Carport, dual side access, updated plumbing, plus a garden shed in the yard.

Outgoings: Council rates: \$2,372 approx. per annum  
Water rates: \$818.67 approx. per annum  
Rental Return: \$580 approx. per week

Nestled in a highly sought pocket of East Maitland, this impressive family home presents beautifully, with spacious living areas, a split level design and premium inclusions throughout, offering the perfect family home in an ideal location. Conveniently positioned, this home enjoys easy access to Green Hills Shopping Centre and Maitland's CBD, along with a short 35 minute drive to Newcastle and a breezy 30 minute connection to the Hunter Valley Vineyards, providing ease of access to the best the region has to offer. Set on a lovely street, this appealing brick and tiled roof home welcomes you with an established front garden and a long driveway that extends to a carport for your off street parking. Stepping inside unveils the home's light filled open floor plan, with stunning hardwood timber flooring, contemporary lighting, a neutral paint palette, and soaring raked ceilings, adding an extra sense of grandeur. At the entry to the home is the inviting living room, with a Mitsubishi split system air conditioning, a large window offering plenty of natural light and a lovely view of the front yard, plus two ceiling fans with lights for additional comfort. Located close by is the light filled kitchen and dining area, offering the perfect space to cook, dine and connect with your loved ones. There is a ceiling fan in place, along with roller blinds on the windows and handy direct access to the outdoors. The pristine kitchen presents beautifully, with gleaming 40mm Caesarstone benchtops, a stained glass splashback, a built-in pantry, a dual undermount sink with a mixer tap, and a breakfast bar with three pendant lights overhead. The home chef will be delighted by the quality appliances in place including a Smeg oven, a 4 burner cooktop with a range, and a Bosch dishwasher, making meal preparation and cleaning up a breeze. Head up a small flight of stairs to find the bedroom wing, with three spacious bedrooms, all enjoying the additional convenience of built-in robes and ceiling fans. The stylishly presented bathroom is located on this floor boasting floor to ceiling tiles, a vanity with soft close cabinetry and a Caesarstone benchtop, a shower with a dual shower head and a built-in recess, a bathtub, and a separate WC for extra convenience. A dedicated laundry room is located close by, with ample storage and direct access to the yard. Moving outside you'll find an entertainer's alfresco area with epoxy flooring, outdoor lighting, and plenty of room for all your outdoor cooking, dining and relaxation needs. Framing this incredible outdoor space are new retaining walls with steps leading to the grassed yard. The yard itself includes beautifully landscaped gardens, a garden shed for extra storage, and handy dual side access. Packed with added extras and updates, this incredible home comes with a ~6kw solar system with 15 panels, newly installed fans, along with updated plumbing. A home of this standing, stylishly presented with premium inclusions throughout, set in such a coveted neighbourhood 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 Green Hills 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 CBD and the revitalised Levee riverside precinct.- A short ten minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 35 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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