

13 Fitzroy St, East Maitland, NSW, 2323

House For Sale

Wednesday, 31 July 2024

13 Fitzroy St, East Maitland, NSW, 2323

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



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CLASSIC COTTAGE WITH LUXURIOUS INCLUSIONS THROUGHOUT!

Property Highlights:

- Classic cottage home boasting charming features and luxurious inclusions throughout.
- Spacious formal living and open plan living/dining areas.
- Three bedrooms, all with ceiling fans, the master with split system air conditioning.
- Luxury ensuite and main bathroom featuring floating vanities, soft close cabinetry, a twin shower in the ensuite with built-in recesses, rain showerheads, a walk-in shower and a freestanding bathtub in the main.
- Pristine kitchen featuring 40mm Caesarstone benchtops, a built-in pantry, an island bench, a subway tiled splash back, pendant lighting, dual sink, gas cooking, plus quality appliances.
- Soaring ornate ceilings, hardwood timber and floating floorboards throughout.
- Split system air conditioners, ceiling fans, plus a newly installed Maxiheat combustion fireplace in the living room.
- 5kW solar system plus NBN fibre to the premises.
- North facing Merbau timber entertainers deck overlooking the fully fenced grassed backyard.
- Drive through access to a huge 10m x 4m shed in the yard.

Outgoings:

Council rates: \$1,956 approx. per annum

Water rates: \$818.67 approx. per annum

Rental Return: \$600 approx. per week

Sitting pretty in the highly sought suburb of East Maitland stands this exquisite cottage home. Stylishly presented and with premium inclusions throughout, this property is a must for discerning buyers looking to secure a home in this highly sought location.

Ideally located with spacious parks, quality schools and Green Hills Shopping Centre moments away, this home offers easy access to all your daily needs and more. Further afield, you'll be pleased to find the city lights and pristine beaches of Newcastle a mere 35 minutes away, and all the sights and delights of the Hunter Valley Vineyards a mere 25 minute drive. Given its prime location, it really is no surprise that East Maitland has developed into a suburb in such high demand.

Framed by a grassed lawn, an established garden and a welcoming Merbau timber front porch, this classic Weatherboard and Colorbond roof home offers a pleasing impression at first glance.

The warm welcome continues as you step inside, revealing the home's stylish interior and traditional features within. There are soaring ornate ceilings, hardwood timber flooring in the hallway and bedrooms, chic pendant lighting, and a neutral paint palette throughout.

Three generously sized bedrooms are on offer, all with ceiling fans, with split system air conditioning and a display fireplace in the master suite. In the master, you will also find a walk-in robe and a luxury ensuite that includes a stunning skylight, and a twin shower with built-in recesses.

The main family bathroom is set at the rear of the home, boasting a large walk-in shower with a rain showerhead, a floating vanity with soft close cabinetry and an inviting freestanding bathtub.

A formal lounge room provides the perfect space to gather with your loved ones, with a ceiling fan, split system air conditioning and a newly installed freestanding combustion Maxiheat fireplace ensuring you'll relax in comfort during all seasons.

The beautifully presented open plan living and dining area is set at the rear of the home, with a striking pitched ceiling with exposed timber beams, a ceiling fan and split system air conditioning, along with an abundance of natural light from the surrounding windows and sliding door opening out to the yard.

The pristine kitchen has been designed with no expense spared, including gleaming 40mm Caesarstone benchtops, a built-in pantry, pendant lighting, an island bench, a subway tiled splash back, a dual sink and quality appliances including a 900mm ILVE oven with a 5 burner gas stove, an additional Westinghouse oven, a rangehood and a dishwasher, set to make clean up a breeze.

A large glass sliding door provides a stylish connection between the indoor/outdoor living spaces, opening out to an impressive north facing Merbau timber deck, perfect for family BBQs and entertaining guests.

In the backyard, you will find a lovely fully fenced grassed lawn for the kids and pets to enjoy, along with side access to a massive 10m x 4m shed in the yard for all your cars and storage needs.

Packed with added extras, this home comes complete with a 5kW solar system, NBN fibre to the premises, extra storage in the ceiling, plus so much more!

Combining traditional charm with luxurious updates, this conveniently located home is sure to attract a wide range of buyers from near and far. 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 6 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.
- 15 minute walk (or 2 minute drive!) to East Maitland train station.
- 10 minutes to Maitland CBD and the revitalised riverside Levee precinct offering an array of dining and retail options.
- A short 10 minute drive to the village of Morpeth, offering boutique shopping and cafes.
- 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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