

5/20 Abbot Street, Maitland, NSW, 2320

House For Sale

Friday, 9 August 2024

5/20 Abbot Street, Maitland, NSW, 2320

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



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MODERN COMFORT IN THE HEART OF MAITLAND!

Property Highlights:

- Stunning brand new unit with a spacious design and premium inclusions set in a prime location.
- Large open plan living and dining room with a glass sliding door to the balcony.
- Contemporary kitchen with soft close cabinetry, 20mm Caesarstone benchtops, a dual sink, a tiled splashback, an island bench, gas cooking and quality Technika appliances.
- Two bedrooms with built-in mirrored robes and ceiling fans.
- Stylish bathroom featuring a vanity with soft close cabinetry and a shower with a built-in recess.
- Mitsubishi Electric split system air conditioning and a ceiling fan in the living room.
- LED downlights, plus quality tiles, carpet and laminate flooring throughout.
- Large balcony with non-slip tiles, accessed from the living and bedroom.
- Private grassed backyard with a 3000L water tank.
- NBN connection, an Akuvox intercom system, plus gas hot water.
- Double attached garage with internal access.

Outgoings:

Water Rates: \$1,883.61 approx. per annum (whole property not each unit)

Rental Return: \$480 - \$520 approx. per week

Discover the perfect blend of modern living and convenience in this stunning 2 bedroom unit located in the heart of Maitland. With a spacious layout and premium inclusions throughout, this brand new property is a fantastic opportunity for those seeking a stylish and comfortable home.

Situated just moments from Maitland's heritage CBD, this unit offers unparalleled access to parks, retail options, restaurants, and cafes. Daily commutes are made easy with High Street train station only a short walk away. For outdoor enthusiasts, Maitland Park is within walking distance, featuring numerous sporting facilities, playgrounds, and ovals.

The first impression is captivating, with a contemporary light fitting illuminating the front patio and striking modern colours that set the tone for what lies within. Step through the stunning glass front door and be greeted by a sense of sophistication and style, making you feel right at home from the moment you arrive.

Upstairs, the open plan living and dining area is bathed in natural light, thanks to the sliding glass doors that lead out to the balcony. This space is equipped with a Mitsubishi Electric split system air conditioner, LED downlights, and a ceiling fan to ensure comfort all year round.

The large, sunlit kitchen is a chef's dream, featuring soft close cabinetry, 20mm Caesarstone benchtops, a tiled splashback, a dual sink and a large island bench. Cooking is a pleasure with a Technika oven, 4 burner gas stovetop, rangehood, and Technika dishwasher.

There are two bedrooms located upstairs, both with ceiling fans and mirrored built-in robes. One bedroom features a sliding door to the balcony, providing a lovely retreat to enjoy the outdoors.

The bathroom boasts a vanity with soft close cabinetry topped with a ceramic benchtop, and a built-in recess in the shower. A very large dedicated laundry downstairs offers direct outdoor access and plenty of room for storage.

There are plenty of spaces to relax in the sun as well, with an upstairs balcony, providing a lovely spot to unwind outdoors. Additionally, the outdoor patio and grassed backyard are fully fenced, with gated access to the front, and includes a 3000L water tank for your sustainable living.

Finally, a double attached garage with internal access ensures secure parking and additional storage space, whilst an

Akuvox intercom system adds an extra layer of security.

This contemporary brand new unit in Maitland offers a modern lifestyle in a highly sought after location. Don't miss the opportunity to make this stylish home yours. 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;

- A short walk to High Street Train Station.
- A brief 5 minute drive or walking distance to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.
- Located just 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.
- 40 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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