

# 5 Woodrow Way, East Maitland, NSW 2323

## House For Sale

Monday, 1 July 2024

5 Woodrow Way, East Maitland, NSW 2323

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 530 m2**

**Type: House**



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## PROPERTY PREVIEW

Property Highlights:- A spacious two story family home in the coveted Rathluba Estate.- Formal lounge and dining, open plan living room and upstairs family room.- Generous kitchen with quality Omega appliances, ample storage and a breakfast bar.- Four generous bedrooms, all with built-in robes and a walk-in for the master.- Family bathroom upstairs, an ensuite for the master and a downstairs powder room.- Ducted air conditioning and vacuum system, instant gas hot water and alarm system.- Paved alfresco with a shade sail and an upstairs balcony.- Huge above ground and self-sanitising swim spa.- 6m deep attached double garage with internal access and a remote roller door.- Fully fenced backyard with fruit trees and 2x 3000L water tanks.

Outgoings: Council rates: \$2,272 approx. per annum  
Water rates: \$818.67 approx. per annum  
Rental Return: \$750 approx. per week

Welcome to your new family oasis, nestled in the sought after Rathluba estate of East Maitland. Built in 2006 by Cavalier Homes, this immaculate two story residence offers comfort, style, and ample space for modern family living. Situated on a spacious corner block, this home enjoys a prime location within easy reach of East Maitland's finest amenities. Just a short drive away, Green Hills Shopping Centre caters to all your retail needs, while Newcastle and the Hunter Valley Vineyards are within easy reach. East Maitland is renowned for its quality schooling options, proximity to the Victoria Street Train Station, and the bustling Lawes Street precinct. Upon arrival, the landscaped front gardens with established trees set a welcoming tone. A wide driveway leads to an attached double garage with internal access, extended to accommodate up to 6 metres in depth, complete with a remote roller door for convenience. The front of this cleverly designed home features a formal lounge and dining area, enhanced by stylish wall cutouts and contemporary four-way light fixtures, creating an inviting space for entertaining guests. The glistening porcelain floor tiles reflect the abundant natural light and continue throughout the living areas downstairs. The heart of the home is the expansive open plan area, seamlessly connecting the kitchen, living, and dining spaces. Glass sliding doors open to the alfresco area, perfect for indoor-outdoor living. A gas bayonet ensures comfort during cooler months and the large windows bathe the room in natural light. Designed for cooking enthusiasts, the kitchen boasts a breakfast bar, 40mm laminate benchtops, a dual stainless steel sink with a water filter and a mixer tap. There is an Omega 4 burner electric cooktop, a slideout range hood and a built-in oven, as well as an Omega dishwasher. Storage will be a breeze with the ample cupboard, bench space and a large pantry. A dedicated, spacious laundry is located on this floor, with a laminate benchtop, a stainless steel sink, and direct access to the yard, whilst a powder room nearby adds convenience. Privately located downstairs at the rear of the home, the master bedroom is a peaceful retreat featuring a spacious walk-in robe behind sliding doors, providing ample storage. The room is bathed in natural light, complemented by plush carpeting and a TV antenna point for added convenience. Sliding glass doors open directly to the alfresco area, seamlessly blending indoor and outdoor living. The ensuite bathroom is elegantly appointed with a twin vanity, WC, and a spacious shower, offering a private sanctuary within your own home. Upstairs, a carpeted living room awaits, offering additional space for relaxation or entertainment. Glass sliding doors open to a balcony with beautiful views, while a TV antenna point ensures connectivity. Three family bedrooms, all upstairs, feature built-in robes, with one bedroom showcasing a recessed wall. The centrally located family bathroom includes a vanity with a ceramic benchtop, a built-in bath, a shower and a separate WC. This home is equipped with 3-phase power and instant gas hot water for efficient energy use. Enjoy year-round comfort with ducted air conditioning and a 4-zone ducted vacuuming system for easy maintenance. For added security, the home includes an alarm system and new smoke alarms, along with a convenient doorbell featuring an intercom system. Stepping outside, through the living room, you will be able to entertain in style in the paved alfresco area, complete with a gas bayonet and shade sail overhead. For relaxation, indulge in the huge above ground Oasis Spas swim spa, which is self-sanitising and promises blissful downtime at the end of the day. The expansive grass backyard is fully fenced and features fruit trees including blueberry, avocado, mandarin, and lime, alongside paths with white stone bedding. Dual side access and 2x 3000L water tanks, servicing the toilets with an outdoor tap for garden use, complete this exceptional outdoor space. Don't miss out on the opportunity to own this exceptional family home in East Maitland. 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 5 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 5 minute drive to Victoria Street 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 10 minute drive to the charming 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

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