

67 Regent Street, Maitland, NSW 2320

House For Sale

Tuesday, 2 July 2024

67 Regent Street, Maitland, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 373 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Picture perfect cottage home in an unbeatable location.- Charming 1910 Weatherboard and galvanised iron roof home with a wrap around timber verandah.- Traditional features including vintage pendant lights, hardwood timber flooring, plus soaring 3 metre ceilings.- Newly installed plantation shutters in the living and kitchen.- Welcoming living room plus an open plan kitchen and dining area.- Large kitchen featuring Tasmanian Oak cabinetry, 40mm timber benchtops, a dishwasher, an Omega oven and a gas cooktop.- Three bedrooms, two with built-in robes.- Two bathrooms, one with a shower, another with a handy shower/bath combination.- ~3.5kw (10 panels) solar system, instant gas hot water, split system and ducted air conditioning.- Lovely alfresco timber deck overlooking the sunlit landscaped backyard.- Carport set at the rear of the block for your off street parking.

Outgoings: Council Rates: \$1,916 approx. per annum
Water rates: \$818.67 approx. per annum
Rental Returns: \$580 - \$630 approx. per week

Conveniently located near the heart of Maitland stands this charming cottage home, boasting traditional features and modern updates throughout. Delivering the perfect blend of charm, contemporary family living, and an ultra convenient location, this property is a must to inspect! Located within moments of Maitland's heritage CBD, parks, retail options, restaurants, public transport and cafes, this home offers easy access to all your daily needs and more! Arriving at the home you'll find a lovely formal hedge offering lush greenery and privacy in equal measure. In addition, there is a newly installed eclectic gate that provides access to the single carport set at the rear of the property.

Built in 1910, this exquisite home constructed with Weatherboard and a galvanised roof comes complete with classic touches including a welcoming wrap-around timber front porch that features traditional metal lace work. The warm welcome continues as you step inside, revealing the home's soaring 3 metre ceilings featuring red cedar timber, vintage pendant lighting, and stunning hardwood timber flooring throughout. There are three bedrooms on offer, two of which include built-in robes for convenient storage. Two bathrooms service these rooms, one featuring a freestanding bath/shower combination with stylish brass fittings, the second bathroom featuring modern updates and a large vanity. Set at the heart of the home is an inviting living room, with newly installed plantation shutters on the windows and a fireplace, perfect for cosying up during the cooler seasons. Further along, you will find the open plan kitchen and dining area, featuring ornate cornices and split system air conditioning for your year round comfort. The spacious kitchen boasts ample storage in the surrounding Tasmanian Oak cabinetry with ornate hardware, a 40mm timber benchtop for all your food preparation needs, a Simpson dishwasher, an Omega oven, a 5 burner gas cooktop and an original chimney exhaust within a brick surround. Step outside to find a lovely alfresco area with timber decking, retractable roller shades and plenty of space to dine and relax outdoors. Located adjacent is a handy separate laundry with built-in timber cabinetry. Head down into the backyard where you will find a grassed lawn for the kids and pets to play, and a lovely established garden to enjoy. Packed with added extras, this impressive home also includes ducted air conditioning, NBN connection to the premises, instant gas hot water, and a solar system with 10 panels for your sustainable living. In addition, you'll be delighted to find extra under house storage, and a workshop room with an additional WC for extra convenience. Lovingly maintained and retaining its traditional charm, with a host of added extras, this appealing, conveniently located home is sure to generate a lot 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;- 5 minutes by car or a 25 minute walk to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- A short drive to the charming townships of Lorn or Morpeth, offering boutique shopping and cafes that draw a crowd.- 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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