

# 82 Brunswick Street, East Maitland, NSW 2323

## House For Sale

Tuesday, 25 June 2024

82 Brunswick Street, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 708 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Beautifully presented cottage home completely renovated throughout.- Massive 708.2 sqm block offering a myriad of options.- Large living room with updated split system air conditioning.- Renovated kitchen with a built-in pantry, 40mm benchtops, a subway tiled splashback, plus a Vialti oven and cooktop.- Stylish bathroom with VJ paneling, a shower and freestanding bath.- Three bedrooms, all with ceiling fans and new built-in robes.- Polished timber floorboards, freshly painted throughout, picture rails, and soaring 3 metre high ceilings.- Updated Colorbond roofing, fascia, gutters and downpipes, plus sarking and insulation in the roof.- Massive grassed backyard with new fencing and gates, with wide side access and plenty of scope for additions such as a granny flat or shedding (subject to Council approval).- Green Hills Shopping Centre and the newly opened Maitland Hospital just moments away.

Outgoings: Rental Return: \$580 approx. per week

Ideal for first home buyers or those looking for their next wise investment, this lovely home, set on a picture perfect street in East Maitland is sure to impress! Set on a huge 708.2 sqm parcel of land, this property offers spacious family living, with the potential for a granny flat (subject to Council approval) perfect for those looking for intergenerational living, or investors looking to maximise their portfolio.

Set in the ever popular suburb of East Maitland, this home is within easy reach of quality schooling, spacious parklands and Green Hills Shopping Centre, offering plenty of retail, dining and entertainment options just minutes from home.

Built with a classic Weatherboard and Colorbond roof construction, this home comes complete with a neatly presented front garden and a lovely porch framed by a traditional white picket fence.

Moving inside reveals the home's stunning interior, with polished timber flooring offset by a neutral paint palette, picture rails, and soaring 3 metre high ceilings adding a sense of spaciousness throughout.

There are three bedrooms on offer, all featuring ceiling fans with lights and built-in robes for convenient storage. These rooms are serviced by the beautifully presented family bathroom which includes chic VJ paneling, a shower and a freestanding bathtub.

Set at the heart of the home is the lovely living room complete with a ceiling fan and updated split system air conditioning for your year round comfort. Further into the home is the open plan kitchen and dining area, providing the perfect setting to connect with the family at mealtimes.

The kitchen includes a perched ceiling, ample storage including a built-in pantry, 40mm laminate benchtops, a subway tiled splashback, a Vialti oven with a 4 burner cooktop and a window looking out to the yard.

At the rear of the home is a dedicated laundry with a traditional sink, plus an enclosed back verandah, offering the ideal spot to enjoy the view across your yard during all times of the year.

Heading outside unveils a massive fully fenced grassed yard, with handy drive through side access via dual gates. Here there is plenty of room for the home gardener to add their own landscaping touch, or the opportunity to create a myriad of options, whether you're looking to add a pool, shedding options, outdoor living spaces, or even a granny flat, all subject to Council approval of course.

With Green Hills Shopping Centre and the newly opened Maitland Hospital moments away, and an easy drive to Newcastle or the Hunter Valley Vineyards, this home offers easy access to both everyday conveniences and the best sights and delights of our region.

A home presented to this standard, set on a potential packed block such as this, is certain to prove popular with a broad range of buyers. 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 3 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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