

# 1/17A Raymond Terrace Road, East Maitland, NSW 2323

## Unit For Sale

Wednesday, 19 June 2024

1/17A Raymond Terrace Road, East Maitland, NSW 2323

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 178 m2

Type: Unit



Nick Clarke

0240043200

## PROPERTY PREVIEW

Property Highlights:- Lovely three bedroom villa home within moments of Lawes Street shopping precinct.- A well appointed kitchen with ample storage, 40mm benchtops, Westinghouse appliances, gas cooking and a tiled splashback. - Open plan living and dining room with split system air conditioning and a gas bayonet.- Three bedrooms, two with built-in robes, the master with a convenient ensuite.- Stylish floating floorboards, newly installed plush carpet + a neutral paint palette throughout.- Covered alfresco with a timber deck.- Fully fenced grassed backyard with a 3000L water storage tank.- Attached double garage with internal access.- Conveniently located within moments of shops, services, cafes and more!

Outgoings: Council Rates: \$1,640 approx. per annum  
Water Rates: \$765.75 approx. per annum  
Strata Rates: \$657.88 per quarter  
Rental Return: \$600 approx. per week

Ideal for first home buyers, downsizers, or those looking to invest in the ever popular suburb of East Maitland, this lovely three bedroom villa is sure to tick all the boxes for your next step in the Hunter market. Located within easy access to the Lawes Street shopping precinct, Green Hills Shopping Centre and Victoria Street Train Station, this ideally located property delivers all your daily needs within moments of home. Arriving at the home, you'll find a double car garage with internal access for your off-street parking, and an appealing brick and tiled roof facade, providing a pleasing impression from the point of arrival. The warm welcome continues as you step inside via the tiled front patio, revealing a neutral paint palette and a stylish combination of floating floorboards and plush carpet flooring. There are three bedrooms on offer, two with built-in robes, with the master suite set at the entrance to the home featuring a well appointed ensuite. The remaining bedrooms are serviced by the main family bathroom which includes a separate shower and a built-in bathtub. At the heart of the home is the spacious open plan living, dining and kitchen area, complete with a gas bayonet and a recently installed Carrier split system air conditioner. The kitchen effortlessly blends with the open plan design, boasting ample storage, a dual sink, 40mm laminate benchtops, a tiled splashback, and quality appliances including a Westinghouse oven and four burner gas cooktop, along with a Haier dishwasher for ultimate convenience. Step outside via the glass sliding doors and you'll find a lovely alfresco area with a timber deck, perfect for enjoying your outdoor living. The fully fenced low maintenance yard includes a grassed lawn and a 3000L water storage tank for your sustainable living. Offering the perfect blend of low maintenance living and a convenient location, this lovely villa is sure to suit a large range of owner occupiers through to investors. 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;- Mere metres to the Lawes Street shopping precinct.- Located just 5 minutes from the newly refurbished destination shopping precinct, 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's heritage CBD and revitalised Levee riverside precinct.- A short ten minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 40 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

Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.