

3/79 Lawes Street, East Maitland, NSW, 2323

Unit For Sale

Tuesday, 1 October 2024

3/79 Lawes Street, East Maitland, NSW, 2323

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

A Stylish Surprise – Industrial Chic in a Convenient Village Setting

Tucked away among timeless historic homes near the heart of Lawes Street Village, lies a peaceful townhome community. In prime position at the end of the row, you'll find number 3, an unassuming residence that conceals a stylish surprise.

Enter from the private front patio to discover a vibrant interior exuding an industrial chic charm reminiscent of stylish urban lofts. This immaculate space features an intriguing blend of raw materials and vintage accents, highlighted by a stunning staircase crafted from reclaimed timber and industrial steel – a true centrepiece of the home.

The ground level is characterised by a bright, airy atmosphere thanks to dual-aspect windows that flood the space with natural light. The open-plan sitting and dining area provides ample room for lounging and entertaining and extends to a spacious north-facing courtyard. This private outdoor space overlooks a tranquil leafy scene, creating the perfect setting for alfresco dining and leisurely summer lunches. The modern kitchen features a large pantry and plenty of cabinetry, and is well-equipped for both everyday meals and gourmet cooking.

Ascend the stairs to find two generously proportioned bedrooms, each fitted with ceiling fans and built-in wardrobes. The master bedroom also boasts its own air-conditioner for optimal comfort. These rooms share a stylishly-renovated bathroom, fully tiled with matte black fixtures, featuring both a large spa bath and separate shower. A separate laundry on this level makes light of the household chores.

This quiet complex includes a large communal grassy area, perfect for letting your pet roam and socialise. Lastly, an undercover car space accessed from George Street adds to the convenience.

With a high walkability score on [walkscore.com](https://www.walkscore.com), this location offers easy access to a variety of amenities. Just a short stroll away, you'll find an IGA, coffee shops, a gym, a popular local pub, and two pizzerias. Families will appreciate the proximity to excellent schools, including Maitland East Public and St Joseph's Primary, both under 500 metres away, along with the well-regarded Hunter Valley Grammar School only a little further. Residents benefit from easy access to both Newcastle and the Hunter Valley, while Greenhills Shopping Centre and Maitland Hospital are only a few minutes away. Commuters will love the convenient transport options, including rail links and the A43, further enhancing the appeal of this location.

If you're seeking a stylish, fully-featured home in a convenient setting, this property deserves a spot on your list. You won't be disappointed.

Features include:

- Brick and tile end-of-row townhome with a stylish industrial chic vibe.
- Open plan living and dining room, with dual aspect windows flooding the home with light.
- Modern, well-equipped kitchen with stainless steel appliances and ample cupboard and benchspace.
- North-facing courtyards, both front and rear, provide inviting private spaces for lounging and entertaining.
- Two spacious bedrooms include ceiling fans and built-in robes. The master bedroom also features a recently installed split system air-conditioner for optimal comfort.
- The elegantly renovated tiled bathroom, boasting both a bath and shower, is enhanced with stylish matte-black fixtures and fittings.
- A separate laundry adds convenience.
- Additional features include a high-speed NBN connection, a new hot water service, an air-conditioned lounge, and a recently installed air conditioner in the master bedroom.
- The property comes with the convenience of a single undercover car space, accessed from George Street, along with a garden shed for outdoor equipment.
- Ultra convenient location, only a couple of hundred metres from Lawes Street Village shops and IGA, as well as a local pub and gym a short walk away. Minutes from Maitland Hospital, Greenhills Shopping Centre, Victoria Station and

commuter routes.

Outgoings

Council rates: \$1,653.07 approx per annum

Water rates: \$759.48 approx per annum

Strata rates: \$1,094.65 approx per quarter

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