

Under Contract



21 Park Tce, Maitland



## EXCEPTIONAL LOCATION & VIEWS

This charming 3-bedroom home is perfectly positioned with North-facing views overlooking the golf course, just 500 meters from the town's main shopping precinct and within walking distance to two schools, the hospital, and Maitland's sporting hub. Ideal for first-time buyers or investors, the property sits on a generous 900m<sup>2</sup> block that's easy to maintain. Property features 12 solar panels and security windows (with roller shutters on the front and western side). The fully fenced yard offers both privacy and space.

Over the last year, the vendor has meticulously renovated nearly every room, including a fresh bathroom and kitchen, polished floorboards in high-traffic areas and new carpet in the bedrooms. The home also boasts a large lounge with a bay window, separate dining and a kitchen offering plenty of storage and a new pantry. A separate laundry room is conveniently located off the back rumpus room which leads out to a fantastic covered verandah—perfect for outdoor entertaining.

The front yard is equipped with an automated watering system for the lawn, while the backyard has a dripper system. There's also a separate orchard/veggie garden, 28,000 litres of rainwater storage and a single carport with an electric roller door connected to a single car garage. Don't miss out—

3 1 2 900 m<sup>2</sup>

<b>Price</b>	\$495,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11269
<b>Land Area</b>	900 m <sup>2</sup>

### Agent Details

Tony Clark - 0427 363 161

### Office Details

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this home won't last long!

## **ADDITIONAL PROPERTY FEATURES**

- Brick veneer construction with a tiled roof & 12 solar panels
- Roller shutters on all front & western side windows
- Low-maintenance, easy-care front yard with sprinklers & drippers
- 3 bedrooms, each with built-in robes, split system reverse-cycle air con and ceiling fans
- Polished floorboards throughout with carpet in the bedrooms
- Formal lounge with a bay window, split system air con, ceiling fan and working fireplace
- Spacious entrance with a built-in linen/hall cupboard
- Smoke detector in the hallway
- Recently renovated bathroom with bath, shower and vanity
- Separate toilet
- Large rumpus/mudroom that opens to the rear covered verandah/entertaining area
- Well-sized laundry off the rumpus room with plenty of storage
- Renovated kitchen/dining area featuring a sliding barn door, glass cooktop, wall oven, large pantry, dishwasher and double sink
- Expansive covered verandah for outdoor entertaining
- Single car garage and single carport with electric roller door
- Tidy backyard/lawn area with pop-up sprinklers & dripper system
- Separate orchard/veggie garden & 6 rainwater tanks
- Low-maintenance garden and surrounds
- NBN connected & TV antenna
- 260-litre electric hot water system & water filter

The property can be sold on a WIWO basis—furniture and chattels to be negotiated with the vendor after the property sale.

This is a fantastic opportunity to secure a beautiful family home, close to everything Maitland has to offer. For more information or to schedule an inspection, please contact Tony Clark at 0427 363 161.

RLA228106

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