

**34 Smith St, Maitland, NSW, 2320**



**House For Sale**

Monday, 28 October 2024

**34 Smith St, Maitland, NSW, 2320**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Adam Carruthers

0249337855

## **A Beautifully Renovated Residential Property With an Abundance of Opportunity**

Tucked away in a convenient, but quiet and leafy pocket close to The Levee and Maitland CBD, this enchanting four-bedroom residence has been thoughtfully modernised whilst remembering the dwellings heritage roots. It offers a perfect blend of elegance, functionality and seamless indoor-outdoor living.

A cosy, but luminous interior offers a generous open plan living space, soaring high ceilings adorn two of the bedrooms, living and dining areas.

The adjoining kitchen has been carefully designed to be separate, however remaining in practical vicinity for the family dining element of the home. It contains quality brand new appliances with ample storage to create a versatile cooking space. Conveniently offering a dishwasher, wall oven, externally exhausted rangehood over the cooktop.

Four well-appointed bedrooms contain individual ceiling fans, a neutral colour palette, newly laid plush carpet and matching colour curtains which frame the windows. Allowing a new owner to place their personal touches when furnishing.

A contemporary and modern bathroom showcases a semi-frameless glass shower with rainfall showerhead, elegant white vanity, mirrored storage cupboard above and a separate bath.

Restored feature sliding timber doors open onto the very private section of the yard, where a beautiful water feature provides an impressive talking point to the property.

Moving around to larger portion of the yard which the double garage divides. There is a generous driveway providing ample off-street parking. The double garage is currently half timber lined and offers the perfect opportunity for home business, salon or workshop.

The mixed-use zoning under the Maitland council LEP allows further development to the property (Subject to council approval). These options could include: Attached dwellings; Boarding houses; Centre-based childcare facilities; Commercial premises; Community facilities; Function centres; Home-based childcare; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Passenger transport facilities; Residential flat buildings; Respite Day care centres; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations.

An unbelievably practical and optionless property, located in peaceful and quiet setting so close to the CBD, conveniently situated near Maitland train station, reputable schools and some of the Hunters most sought after highlights, the home is ready for you to move in and enjoy the many features on offer:

- Freshly painted internally and externally
- Brand new bathroom, kitchen, roof, gutters, insulation, picket fence, carpets, curtains and appliances
- Fully fenced 576sqm block with large access gate

Disclaimer: The information herein is collected from sources we trust to be dependable.

However, we cannot guarantee its accuracy, so it is advisable for interested persons to rely on their own enquiries.