

Table of Contents

- | [Property Gallery](#)
- | [Floorplan](#)
- | [Inclusions](#)
- | [Relevant Documents](#)
- | [Comparable Sales](#)
- | [About East Maitland](#)
- | [About Us](#)
- | [Disclaimer](#)

Property Gallery



**2/18 Maize Street, EAST
MAITLAND**

SOLD

3  1  1 

**\$620,000-
\$649,000**

Air Conditioning

Courtyard

Fully Fenced

Built In Robes

Dishwasher

Discover the perfect blend of comfort and convenience in this charming 3-bedroom, 2-story unit located in the heart of East Maitland. Boasting a strategic layout, this property is designed to cater to your every need, making it an ideal investment opportunity.

This property is currently in lease until October 2024 and is returning a healthy \$530 per week.

As you step inside, you are greeted by a spacious living and dining area, seamlessly flowing into the well-appointed kitchen, creating a harmonious space for relaxation and entertainment.

Venture upstairs to find three generously sized bedrooms, offering ample space for rest and rejuvenation. A convenient 3-way bathroom ensures privacy and functionality for all occupants.

Outside, enjoy your own private outdoor area and a small yard, perfect for those who appreciate a bit of outdoor space without the hassle of high maintenance.

Located in East Maitland, this property is surrounded by an array of amenities, including schools, parks, shops, and public transport options, ensuring everything you need is right at your doorstep.

Don't miss out on this fantastic opportunity to secure a wise investment in a sought-after location.

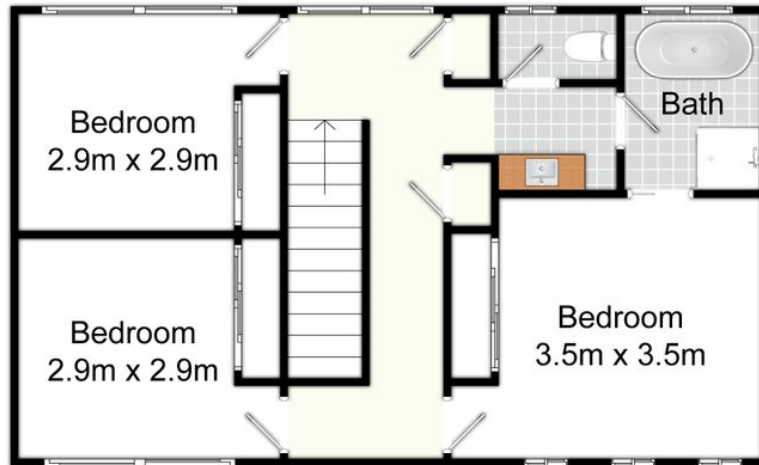
This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 for further information or to book your private inspection.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

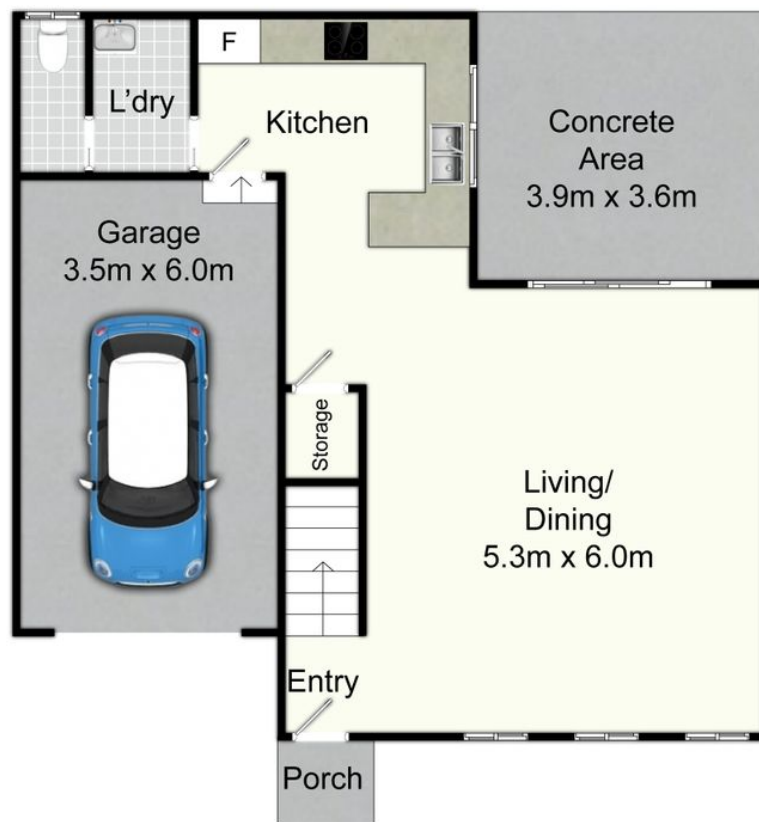
First National Real Estate Maitland - We Put You First.



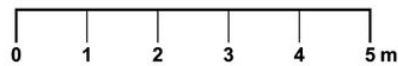
Floorplan



Upper Level



Lower Level



2/18 Maize Street, East Maitland

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 inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



Inclusions

Exterior

FRONT

White picket fence

Concrete driveway

Single remote garage door

Front porch

Diamond grill screen door

Free standing two story brick, weatherboard and tile facade

REAR

Concrete pad entertaining area

Water tank

Drop down washing line

Retained and fully fenced

Outdoor light

Colourbond fencing

Kitchen

KITCHEN

Stone benches

Timber hybrid flooring

Gas four burner cooktop

Under bench electric oven

Double sink

Retractable tap

Curtains

Subway tile splash back

Fridge neish

Dishwasher

Living Area

Timber hybrid flooring

Wall mounted AC

Oyster lights

Sliding glass door

Sliding screen door

Three double hung windows

Under stair storage

Stairs to upper floor

Roller blinds

TV point

Bedrooms

BEDROOM ONE

Private access to bathroom

Built-in robe

Wall mounted AC

Ceiling fan | light

Plush grey carpet

Two double hung windows

Roller blinds

BEDROOM TWO

Built-in robe

Wall mounted AC

Plush grey carpet

Roller blinds

Dome light

BEDROOM THREE

Built-in robe

Plush grey carpet

Roller blinds

Man hole roof access

Bathroom

THREE WAY DESIGN

Charcoal coloured tile flooring

Single vanity

Wall mounted double mirror

Access to main bedroom

Light | heat | fan

Separate shower

Clear glass shower screen

Single towel rail

Separate free standing bath

Separate WC

Frosted glass sliding windows

Second powder room downstairs

Relevant Documents

[Rental Letter](#)

[Marketing Contract](#)

Comparable Sales



32 MAIZE ST EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 1 Car
\$690,000
Sold ons: 22/11/2023



14A NARANG ST EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 2 Car
\$660,000
Sold ons: 15/12/2023



UNIT 18 93 THOMPSON ST EAST MAITLAND NSW 2323

3 Bed | 2 Bath | 1 Car
\$675,000
Sold ons: 05/12/2023



61 MORPETH RD EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 2 Car
\$615,000
Sold ons: 04/10/2023



UNIT 3 18 HIGH ST EAST MAITLAND NSW 2323

3 Bed | 2 Bath | 2 Car
\$630,000
Sold ons: 11/10/2023



UNIT 2 25 SINCLAIR ST EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 2 Car

\$670,000

Sold ons: 21/11/2023

About East Maitland

Around East Maitland

East Maitland and the bordering suburb of Greenhills is home to the area's largest shopping centre in the district Stockland Greenhills, as well as a thriving main street shopping precinct. It's one of the region's most central and liveable suburbs and the largest by population in the Local Government Area. A plethora of heritage homes are found in this area with the original plans for the Maitland area to feature East Maitland, as the CBD. The historic William Street with its sandstone St Peters Anglican church, East Maitland Court House and Maitland Goal all aligning down this tree lined avenue.

AROUND EAST MAITLAND

SCHOOLS:

- East Maitland Public school
- Saint Josephs primary school
- Maitland Grossman High School

CAFES AND RESTAURANTS:

- Teale Cafe
- Windsor castle Hotel
- Hunter River Hotel

SHOPPING:

- Tenambit Shopping strip
- Stockland Greenhills Shopping Centre
- East Maitland Lawes Street Shopping Centre

About Us



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

0408 270 313

pat@fnrem.com.au

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



AIDEN PROCOPIS

ASSISTANT REAL ESTATE AGENT | PROPERTY
SALES CONSULTANT

0456 66 44 81

aiden@fnrem.com.au

Known for his dedication and caring approach, Aiden has a passion for real estate and a keen understanding of the market. Working alongside Lead Agent Patrick Howard, Aiden provides his clients with accurate advice tailored to their needs. He's a great listener, ensuring clients' preferences and concerns are heard, making the buying or selling process stress-free.

Aiden's integrity and ethics shine through in all his dealings, earning him a reputation for fair practices and building client relationships. Leveraging the latest technology, Aiden offers seamless assistance and efficient communication. He goes above and beyond to help clients find their dream homes or make successful sales. With Aiden as their guide, clients can trust they have a dedicated professional committed to making their real estate goals a reality.

Outside of real estate, Aiden is a keen and talented rugby union player, currently playing on the wing in the first XV for the Maitland Blacks. His ability to work within a team environment means he fits in perfectly with our culture at First National Maitland and we are excited to have him a part of our close knit family of professionals.

Get in contact with Aiden today for all your residential sale needs.

Disclaimer

First National David Haggarty a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.