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Property Details



**29 Raymond Terrace Road, EAST
MAITLAND**

Attention All Investors

3 1 1

**Property
Preview**

Air Conditioning

Built In Robes

Dishwasher

In a pocket where all the day to day necessities are in easy walking distance and the thriving heart of East Maitland's inner city living is just moments from the door, this quintessential Federation cottage contrasts the quaintness of the past with the ease of contemporary living.

The home has been invigorated throughout with a white shaker kitchen, built-in robes, ceiling fans and French doors to the veranda. Positioned for lifestyle, it's ideally located a short stroll to East Maitland shopping village, the new Maitland Hospital site and Victoria Street railway station taking you directly to Newcastle and the choice of schools.

Further features include:

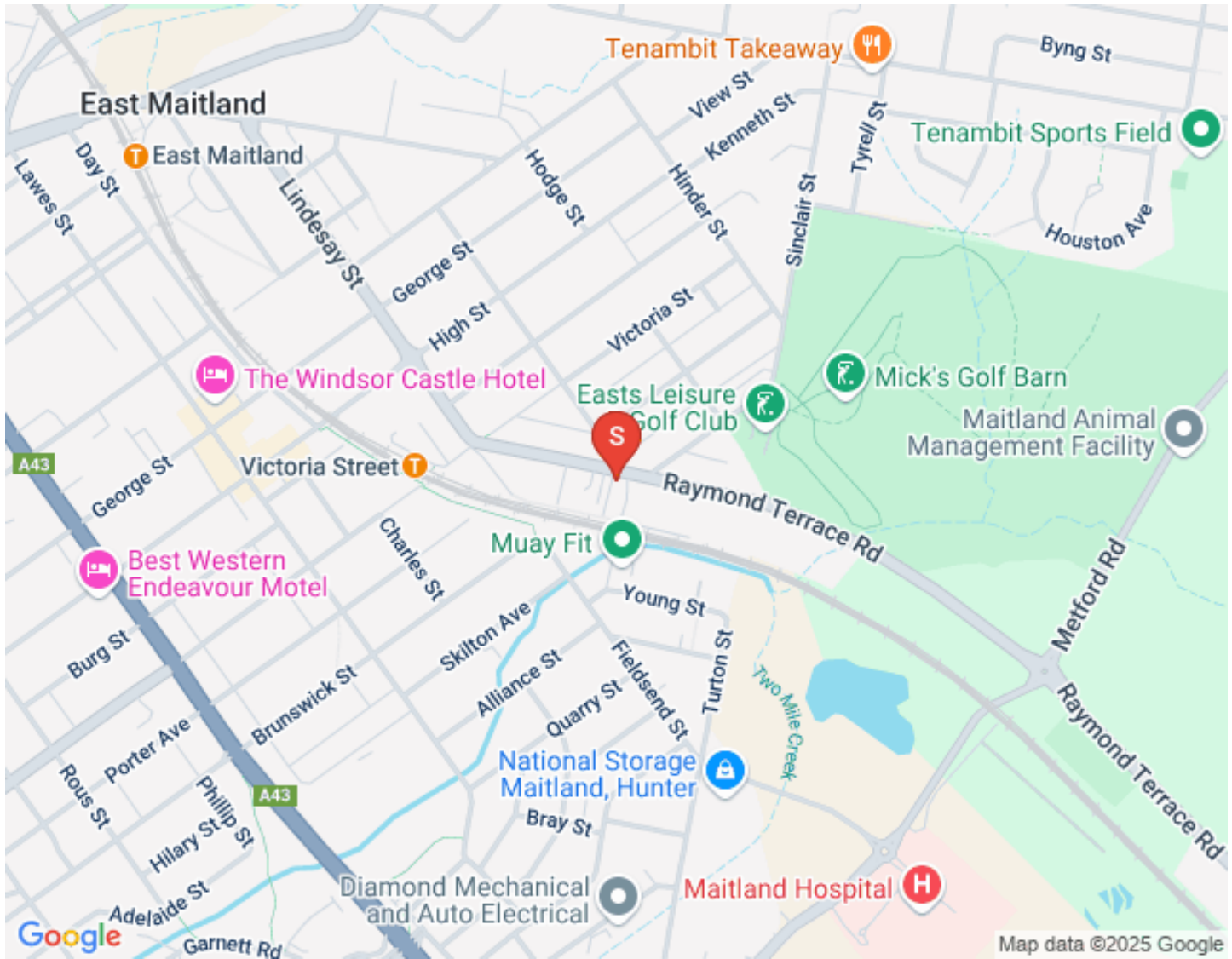
- A perfect investment with an excellent tenant in lease until May 2022 paying \$420 per week rent.
- Three double sized bedrooms, offering built in robes to two
- Original heritage attributes include an ornate cast iron fireplace, bricked chimney, window hoods, original kitchen fuel stove, ornate skirting boards and timber panelled walls in the second bedroom
- Air conditioning has been installed to the lounge room
- A large kitchen and dining room expands from the lounge room
- The return front veranda creates a cute as a button Federation facade
- Let go of the yard work and free up your weekends with low maintenance gardens established in the yard
- A single carport with private driveway accommodates the vehicles

Freestanding and Torrens Title with a northern aspect, possibilities for capital growth abound in a vibrant growth corridor, minutes from the CBD.

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

" First National David Haggarty, We Put You First "

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



Floorplan

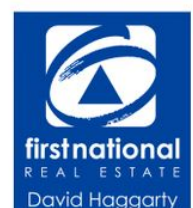


Site Plan
(Not to Scale)



29 Raymond Terrace Rd, 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.



Property Video

Property Inclusions

Front

Weatherboard and iron façade

Return veranda

Window hood

Carport

Picket fence

Front path

Enclosed grassed yard

Solid front door

French doors to lounge room

Bedrooms

BEDROOM ONE

Plush cream carpet

Ceiling fan | light

Built-in robe

Two sliding aluminium windows

Roller blinds

Heritage skirting boards

BEDROOM TWO

Timber paneled walls

Two double hung timber windows

Roller blinds

Cream plush carpet

Air vents

Ceiling fan | light

Heritage skirting boards

BEDROOM THREE

Cream plush carpet

Roller blind

Double aluminium windows

Heritage skirting boards

Ceiling fan | light

Built-in robe

Lounge room

Plush cream carpet

Fan | light

French doors to veranda

Ornate fireplace

Mantle

TV point

Wood panel wall

Frosted glass in doors and windows

Kitchen | Dine

Timber-look Lino flooring

Original fuel stove in fireplace

Mantle

Pantry

White dishwasher

Dome light

Stainless steel and glass rangehood

Freestanding cooker

Gas cooktop

Two aluminium sliding windows

Shaker white cabinetry

Double sink

Single draining board

Door to back yard

Roller blinds

Tile splashback

Bathroom

Separate bath

Shower in hob

Shower curtain

Single vanity

Wall mounted mirror

Aluminium frosted glass sliding window

IXL fan | Light | heat

Flick mixer tapware

Brown floor tiles

White wall tiles

Chrome towel hooks

Separate WC

Rear

Grassed yard

Water tank

Drop down washing line

Outhouse WC

Paved area at rear stairs

Relevant Documents

[Rental Appraisal Letter](#)

[Marketing Contract](#)

Comparable Sales

194 George Street	194 GEORGE STREET, EAST MAITLAND NSW 2323 3 Bed 1 Bath 1 Car \$645,000 Sold ons: 30/07/2021
41 Adelaide Street	41 ADELAIDE STREET, EAST MAITLAND NSW 2323 3 Bed 1 Bath 1 Car \$608,000 Sold ons: 30/07/2021
12 Hobart Street	12 HOBART STREET, EAST MAITLAND NSW 2323 2 Bed 1 Bath 4 Car \$608,000 Sold ons: 07/09/2021
38 Burg Street	38 BURG STREET, EAST MAITLAND NSW 2323 3 Bed 1 Bath 3 Car \$590,000 Sold ons: 15/03/2021
38 Park Street	38 PARK STREET, EAST MAITLAND NSW 2323 3 Bed 1 Bath 1 Car \$640,000 Sold ons: 20/07/2021
65 Porter Avenue	65 PORTER AVENUE, EAST MAITLAND NSW 2323 3 Bed 1 Bath 1 Car \$630,000 Sold ons: 01/07/2021

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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



[Phone Pat](#)
[Email Pat](#)

Disclaimer

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