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Property Gallery



188 George Street, East Maitland

Prime Location. Ready to Make it your own.

3  1  1  **\$699,000**

Today we offer you the opportunity to decorate your dream home with the heritage style and features of yesteryear while land banking on an ideal site for the new East Maitland Catalyst Area (part of Maitland City Council's Draft Housing Strategy and final mapping).

The home itself offers three double-sized bedrooms along with two enclosed veranda rooms and three living areas, two of which are situated in a rear extension.

While more than functional in its current condition the home provides an opportunity for the new owners to put their personal stamp on its styling and presentation or restore the original heritage charm.

Currently rented for \$515 per week to good tenants on a fixed term lease until September 2024 landlords will want to take note for the current returns but savvy investors will recognise the future scope to capitalise on the potential for dual occupancy.

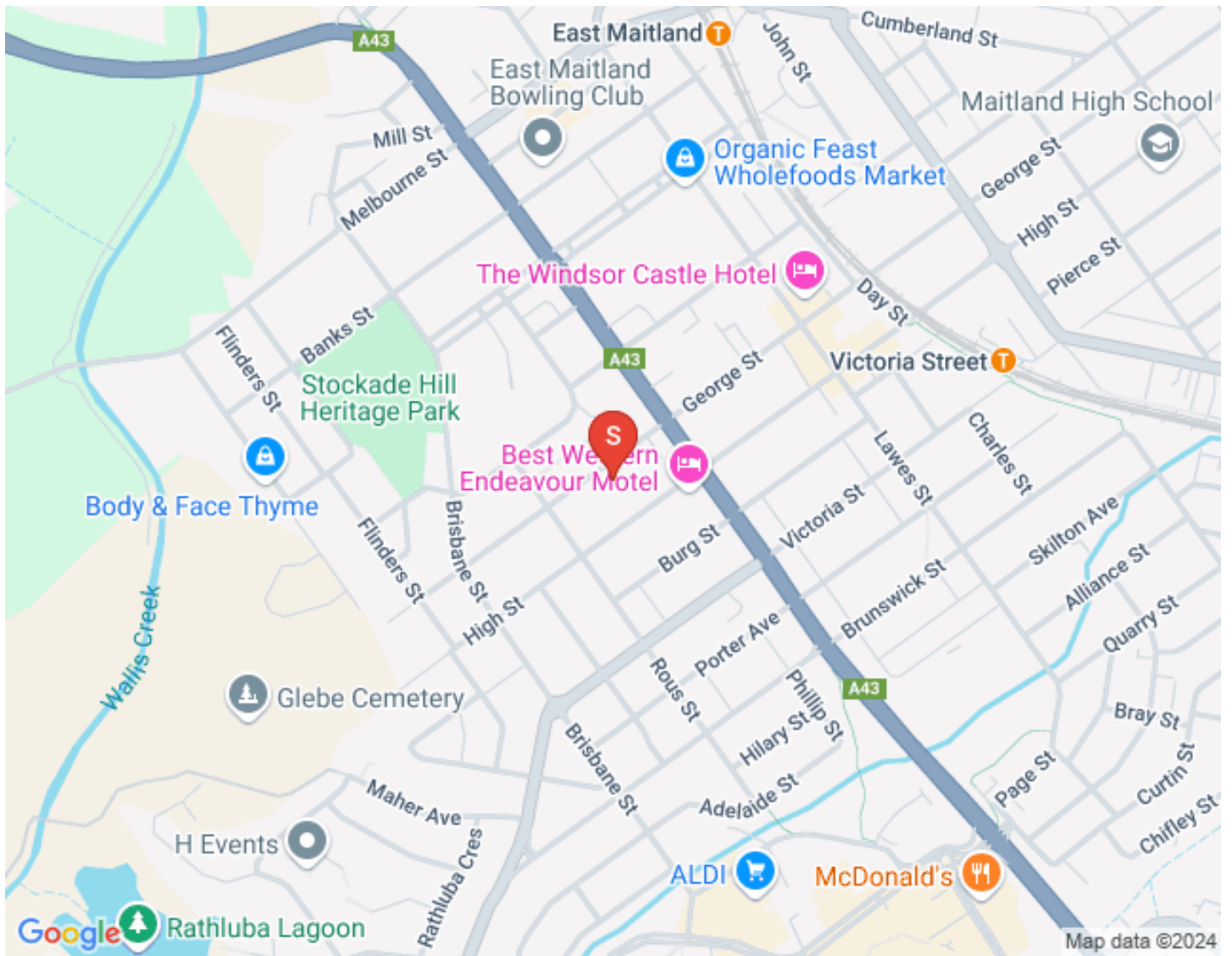
A location within walking distance to public and private primary and secondary schools, major shopping precincts, bus lines, Victoria St and East Maitland train stations, and Maitland hospital along with a 670sqm block means this property ticks all the boxes identified in Maitland City Council's Draft Local Housing Strategy for future targeted infill development.

This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456

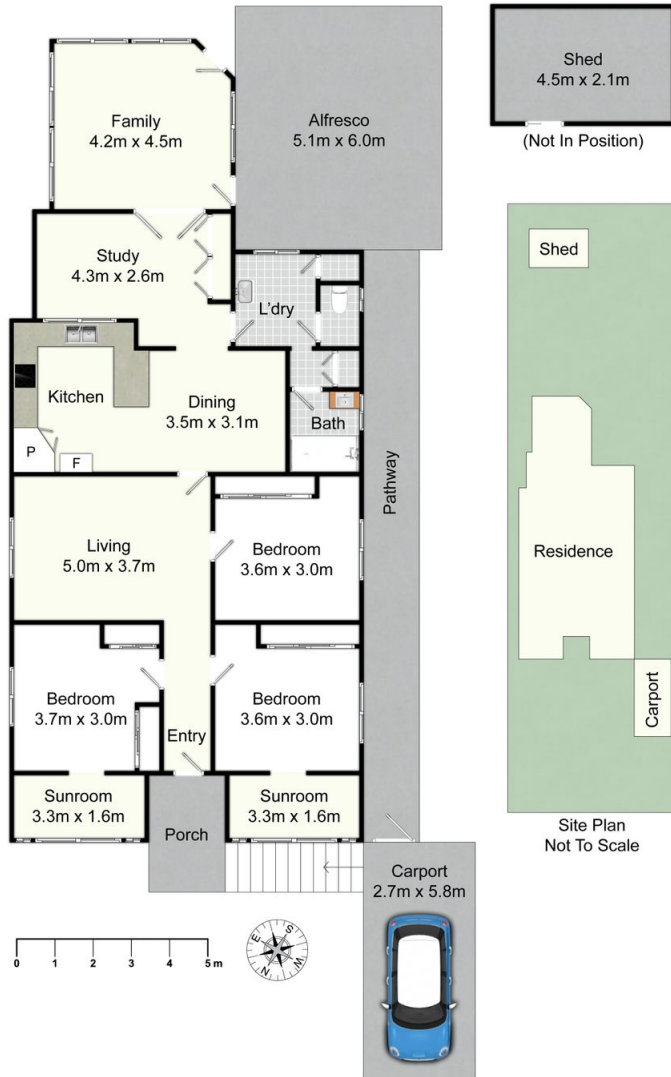
664 481 for further information or to book your private inspection.

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



188 George 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 | Extras

FRONT

Concrete driveway

Single carport

Frangipani tree

Front porch

Weatherboard facade

Exterior awning blind

Front light

Security screen mesh door

REAR

Undercover area

Laser light strips

Shed

Gas hot water

Retaining walls

Storage shed

Rotary clothesline

Fully fenced

EXTRAS

NBN connected

Town gas

Living Areas

LOUNGE ROOM

Loop carpet

Ceiling fan

Wall mounted

Daikon AC

Dome lights

Timber ornate fretwork

FAMILY ROOM

Tile flooring

Downlights

Diamond grill security screens

Roller blinds

Two screen doors

Two glass doors

Kitchen

KITCHEN | DINE

Timber look lino flooring

Corner pantry

Laminate benches

Breakfast bar

Phone connection

Belling under bench has oven

4 burner gas-cooktop

Dome light

Skylight

Double sink

Teal feature wall

Bedrooms

BEDROOMS

Loop carpet

Robe x 2

Diamond grill screen

Ceiling fan

Wall lights

Sunroom

Phone connection

MAIN BEDROOM

Loop carpet

Privacy and block out curtains

Ceiling fan

Wall lights

Manhole

TV point

Built-in robe

Picture rail

STUDY

Tile flooring

Diamond grill security screen

Dakin wall mounted AC

4 door cupboard

Double glass French doors

Dome light

Wet Areas

BATHROOM | LAUNDRY

Slate grey floor tiles

Separate WC

Sliding windows

Diamond grill screens

Free standing washing machine tub

Linen cupboard

Single vanity

Clear glass frameless shower screen

Two towel rails

Frosted glass window

Air vent

Shower neish

Hand half and overhead shower rose

Gas bayonet

Relevant Documents

[Marketing Contract](#)

[RENTAL LETTER](#)

Comparable Sales



35 SINCLAIR ST EAST MAITLAND NSW 2323

4 Bed | 1 Bath | 3 Car
\$710,000
Sold ons: 29/09/2023



12 RATHLUBA CRES EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 2 Car
\$700,000
Sold ons: 30/11/2023



72 LAWES ST EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 2 Car
\$690,000
Sold ons: 10/11/2023



39 PORTER AVE EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 3 Car
\$686,000
Sold ons: 17/11/2023



151 LAWES ST EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 2 Car
\$790,000
Sold ons: 22/11/2023



47 BANKS ST EAST MAITLAND NSW 2323

4 Bed | 2 Bath | 2 Car

\$750,000

Sold ons: 12/09/2023



11 TURNBULL DR EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 1 Car

\$715,000

Sold ons: 30/11/2023



22 MINGAY AVE EAST MAITLAND NSW 2323

4 Bed | 2 Bath | 2 Car

\$740,000

Sold ons: 27/09/2023



52 VICTORIA ST EAST MAITLAND NSW 2323

3 Bed | 2 Bath | 2 Car

\$750,000

Sold ons: 04/10/2023

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.