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## Property Gallery



**5 Day Street, EAST MAITLAND**

**UNDER CONTRACT - Exquisite Elegance**

3  1  1 

**Property  
Preview**

Air Conditioning

Split System Air Conditioni  
ng

Open Fire Place

Split System Heating

Secure Parking

Balcony

Floor boards

Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

Discover the epitome of modern comfort and convenience in this stunning three-bedroom house nestled in the heart of East Maitland. Perfectly renovated and boasting a move-in ready status, this property beckons you to embrace a lifestyle of ease and sophistication.

Step into a world of contemporary elegance as you enter this immaculate residence. The spacious layout creates a seamless flow between the living, dining, and kitchen areas, offering an inviting space for both relaxation and entertaining. Natural light streams in through large windows, accentuating the chic interior design and highlighting the quality craftsmanship of the renovation.

The gourmet kitchen stands as the heart of the home, featuring sleek countertops, quality appliances and ample storage. It's a chef's paradise, ready to inspire culinary creativity and delightful gatherings with friends and family.

Retreat to the three generously sized bedrooms, each designed with comfort in mind. The

master suite exudes luxury, offering a private sanctuary complete with ample closet space. The additional bedrooms provide versatility for guests, children, or even a home office, adapting effortlessly to your needs.

Step into luxury in the high-end renovated bathroom, where every detail exudes opulence. The centerpiece is a stunning freestanding bath, beckoning with its sleek curves and timeless elegance. Surrounding it, the gleaming fixtures and fittings, from brushed brass taps to floor to ceiling tiles elevate the space to a realm of indulgence and sophistication.

Seamlessly blending indoor and outdoor living, the property boasts a beautifully landscaped backyard oasis. Whether it's morning coffee amidst the serene surroundings or evening gatherings under the stars, this outdoor space offers a perfect retreat from the hustle and bustle of daily life.

Location couldn't be more ideal! Situated in close proximity to all amenities, residents enjoy the convenience of easy access to shopping centers, renowned dining options, recreational facilities, and excellent schools. Embrace the vibrant community and explore the rich heritage and natural beauty that East Maitland has to offer.

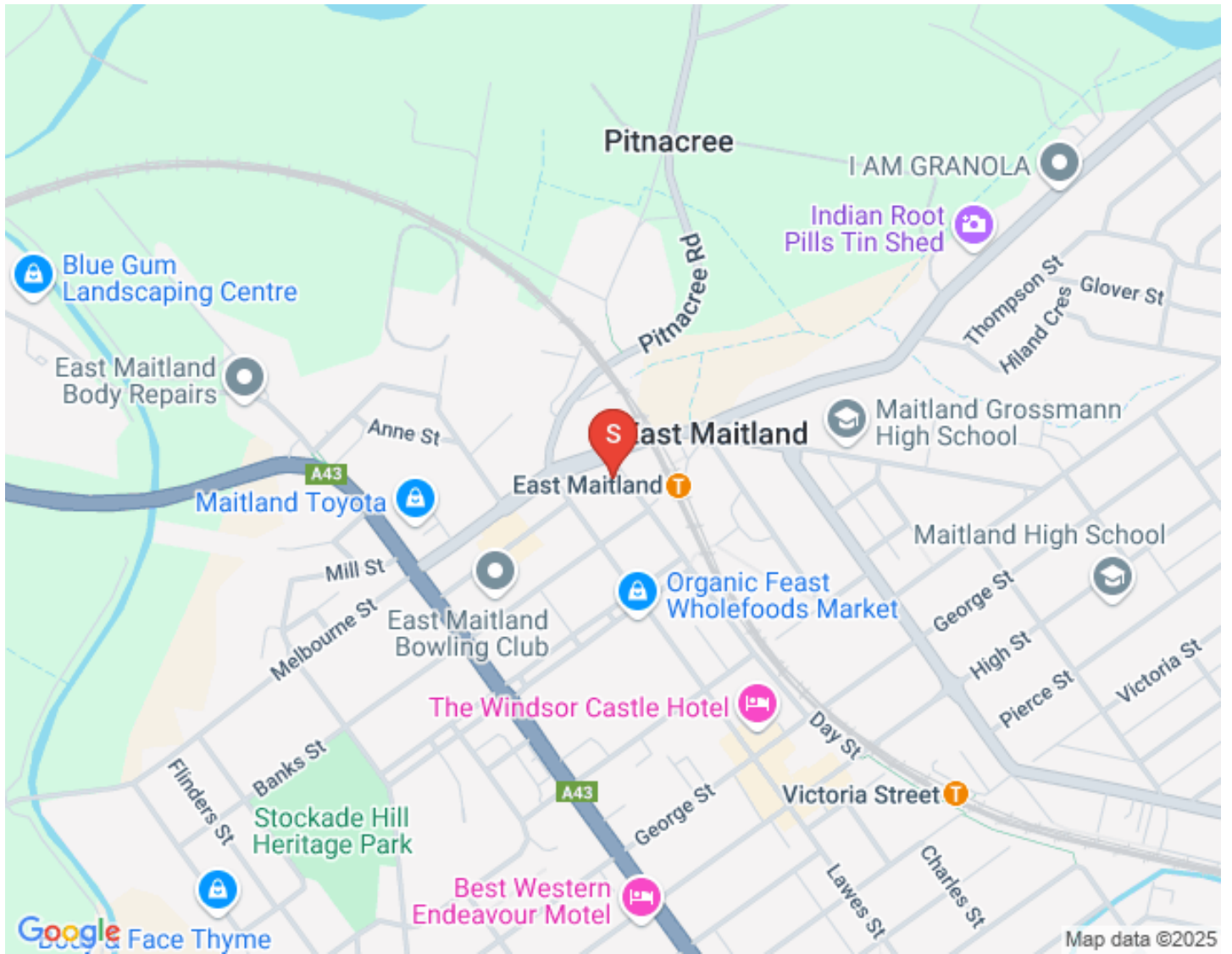
Furthermore, transportation options abound, providing quick and convenient access to nearby amenities and attractions, making this property an excellent hub for those who crave both convenience and adventure.

Don't miss this incredible opportunity to own a meticulously renovated, move-in ready home in the sought-after East Maitland area. Whether you seek a peaceful retreat or an entertainer's delight, this property offers the perfect canvas to create the lifestyle you've been dreaming of.

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

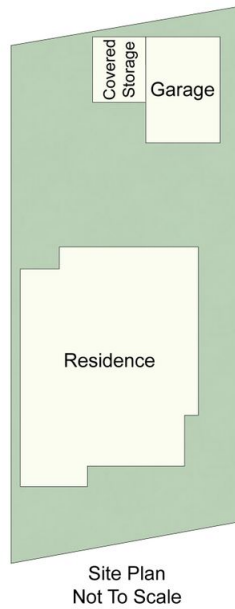
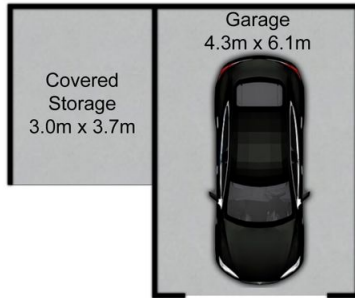
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

First National Real Estate Maitland - We Put You First.



## Property Video

# Floorplan



5 Day St, 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.



## Comparable Sales



### 7 HODGE ST EAST MAITLAND NSW 2323

4 Bed | 2 Bath | 1 Car  
\$820,000  
Sold ons: 23/10/2023



### 72 MORPETH RD EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 1 Car  
\$711,000  
Sold ons: 10/11/2023



### 151 LAWES ST EAST MAITLAND NSW 2323

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



### 176 MELBOURNE ST EAST MAITLAND NSW 2323

4 Bed | 1 Bath | 1 Car  
\$700,000  
Sold ons: 18/08/2023



### 4 FLINDERS ST EAST MAITLAND NSW 2323

5 Bed | 2 Bath | 2 Car  
\$822,500  
Sold ons: 15/11/2023



## 52 VICTORIA ST EAST MAITLAND NSW 2323

3 Bed | 2 Bath | 2 Car

\$750,000

Sold ons: 04/10/2023

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## Relevant Documents

[Contract of sale](#)

[Rental Appraisal Letter](#)

[Rental CMA Pricing Report](#)

## Around 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](mailto: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

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0456 66 44 81

[aiden@fnrem.com.au](mailto: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.

## Inclusions

### Exterior | Extras

#### FRONT

New PVC picket fence

Front veranda

Porch light

Weatherboard and tile facade

Concrete drive

Rear vehicle access

Fully fenced yard

Red front door

#### REAR

Outdoor entertaining area

Painted concrete floor

Rear access

Flat lawn

Fully fenced

Single garage with workshop space and power and rafter storage

Single carport

Veggie garden bed

#### EXTRAS

Freshly painted

New bathroom

New shutters

New fans | lights

# Living Area

LOUNGE | DINING ROOM

Original timber floors

Picture rails

Ceiling fan | light

Floating shelves

Plantation shutters

Double hung windows

Combustion fire

Sandstone hearth

Brick mantle

LG inverter wall-mounted AC

Pendant light

Sliding glass door

Screen sliding door

Roller blinds

Walk-in linen in hallway



# Kitchen

## KITCHEN

Timber benches

Original timber floors

Woodgrain Laminex cabinetry

Microwave neish

Fridge neish

Skylight

Pendant lights

Breakfast bar

Corner pantry

Black tile splashback

Stainless dishwasher

Free-standing dual fuel stove

Stainless steel rangehood

Double sink

Retractable hose tap

Sliding window

# Bedrooms

## MASTER BEDROOM

Plantation shutters

Double-hung windows

Picture rails

Double mirrored robe

Original timber floors

## BEDROOM TWO

Original timber floors

Double sliding door robe

Double hung window

Picture rails

Dome light

Roller blind

## BEDROOM THREE

Original timber floors

Double sliding door robe

Ceiling fan light

Corner window

Roller blinds

Picture rails

# Wet Areas

## BATHROOM

Brand new

Double hung cathedral glass window

Plantation shutters

Floor to ceiling tiles

Porcelain WC

Single vanity with stone bench

Round wall mounted mirror with rear lighting

Brass tapware

Free standing slipper bath

Manhole

Light | Heat | Fan

## LAUNDRY

Second separate WC

Original laundry tub

Timber bench

External door

Awning windows

KitKat splashback tile

Light with shade