



18 JAMES Street, HORSESHOE BEND, NSW 2320

Restore this Home back to its Past Glory

This property provides an amazing opportunity to purchase a home just a short stroll to historic High Street Maitland and its dining and entertainment options, Maitland Sports Ground and Athletics Centre, Maitland Regional Art Gallery, and Maitland Plaza.

Nestled away in a quiet tree-lined street, this home is a renovators dream and ready to be updated to your own taste.

The home boasts 3 king size bedrooms, lounge room, timber kitchen and dining area, and a huge combined bathroom and laundry. A double carport at the rear of the property is accessed via a side lane and rear double gates. Prepare to get your hands dirty and reap the rewards!

Close to several well-regarded schools, Maitland Public School (4mins) and Maitland Grossmann High School (6 mins), Maitland Sports Ground and Athletics Centre (150m), Maitland PCYC (150m), High Street Maitland (250m), Hunter River (300m), shopping centres and nearby cafes, while being an easy drive from Newcastle's CBD.

The features of this home are as follows:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 92P0759

SALE DETAILS

Guide \$450,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

- 3 King Size Bedrooms (2 upstairs & 1 downstairs, Bed 2 with built-in wardrobe)
- Timber Kitchen & Dining Area
- Huge combined Bathroom & Laundry. Bathroom with bath, shower, vanity & toilet
- Lounge Room
- Covered Alfresco Area
- Timber Deck & Verandah
- Double Carport (access via side lane to backyard)
- Timber Staircase
- Ornate Cornices
- High Ceilings
- Split System Air Conditioning
- Garden Shed
- Close to Shops, Schools and Transport
- 329msq block

A copy of the contract for sale and pest and building reports are available for your information.

- Land Area 329.00 square metres
- Building Area: 13.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport







SITE PLAN (NOT TO SCALE)



UPPER LEVEL



ENTRY LEVEL



18 James Street, Horseshoe Bend



Floor and site plans are provided for marketing purposes only. Measurements are approximate and not to scale. Interested persons should rely on their own enquires.

