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## Property Details



**90 Thompson Street, EAST  
MAITLAND**

**A Home For The Larger Than Life Family**

5  3  1  **\$775,000**

Air Conditioning

Study

Remote Garage

Deck

Floor boards

Courtyard

Outdoor Entertaining

Workshop

Fully Fenced

Built In Robes

Dishwasher

Enveloped by greenery, and spread over two levels this larger than life property, offers tree top living with elevated farmland views packed in a family home.

Fitting so much more into the 643sqm footprint than you would expect, you will find six bedrooms and three bathrooms along with workshop space and under house storage.

As you enter the home a vast lounge room stretches out. Flooded by natural light, the family will spend most of its time here; it's a living area that is relaxing and inviting. From here enter the kitchen and dining area which is open so the family can be cooking and all chatting at the same time an easy space.

Double electric ovens, a dishwasher and breakfast bar make the kitchen a pleasure to work in but a focal point in the kitchen is a long window that was designed to bring natural light onto the counter and the outdoors in. The outlook of green vistas is an instant mood booster; it's so peaceful and relaxing looking out to the rambling Paterson Ranges.

There are some lovely options for outdoor living spaces which will allow the new owners to entertain on a large scale or more intimately with a screened and tiled area off the kitchen which leads to an open north facing deck, perfect for catching filtered sunlight as well as a paved courtyard at the bottom of the stairs which is protected from the elements by the upstairs decking.

Downstairs offers a study, a perfect Zoom Room away from family noise, along with a third shower and toilet bathroom and a storeroom, single garage and underfloor storage/workshop space. The kids can come straight in from the garage and leave their running shoes and muddy soccer boots here.

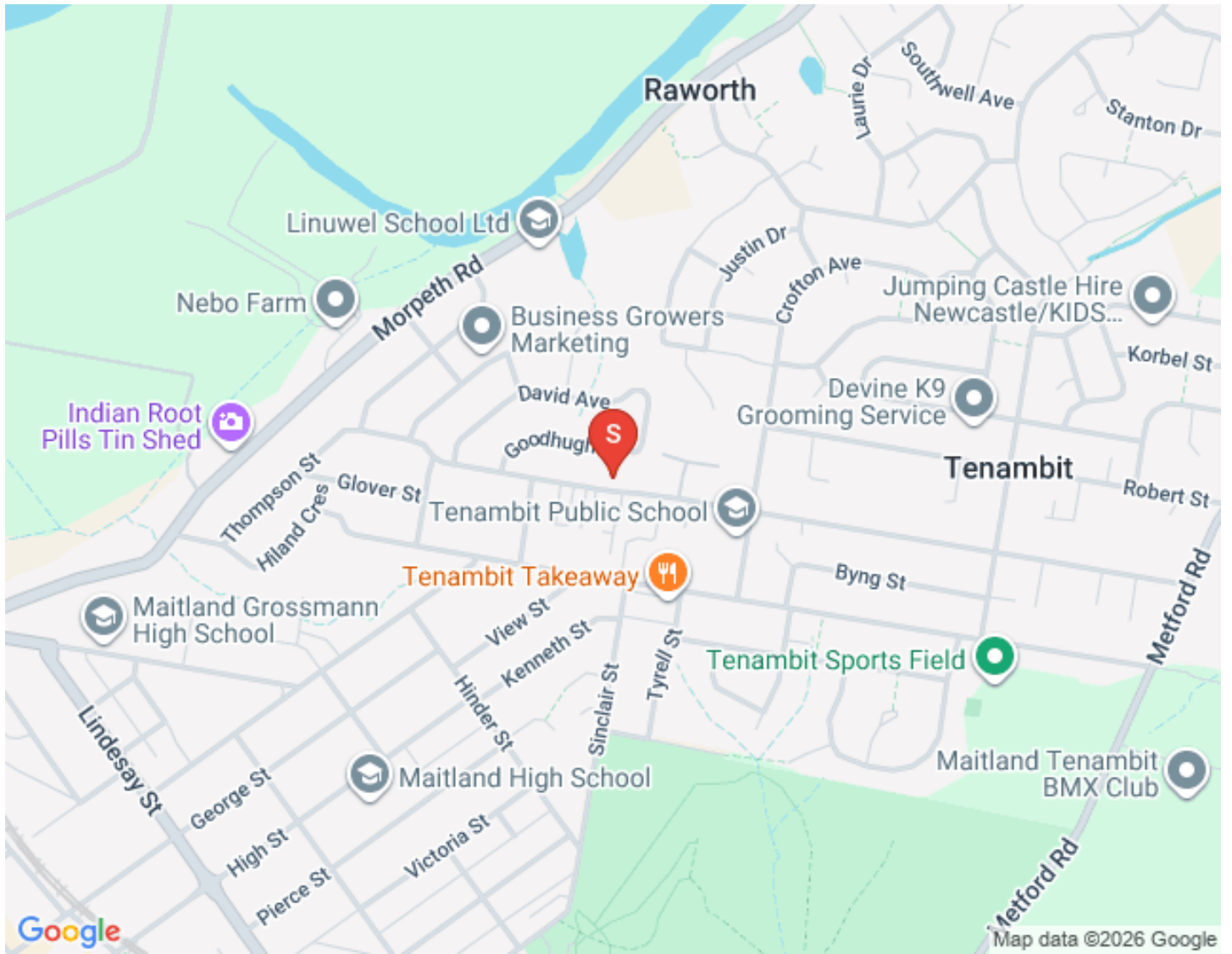
Just a short block from the Tenambit shopping strip along with schooling options within walking distance, the property's location is ideal.

What you're going to love about this home is that it's not precious, it's just a lovely home; very liveable, warm, open and friendly.

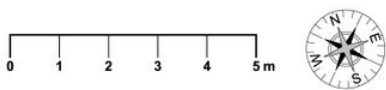
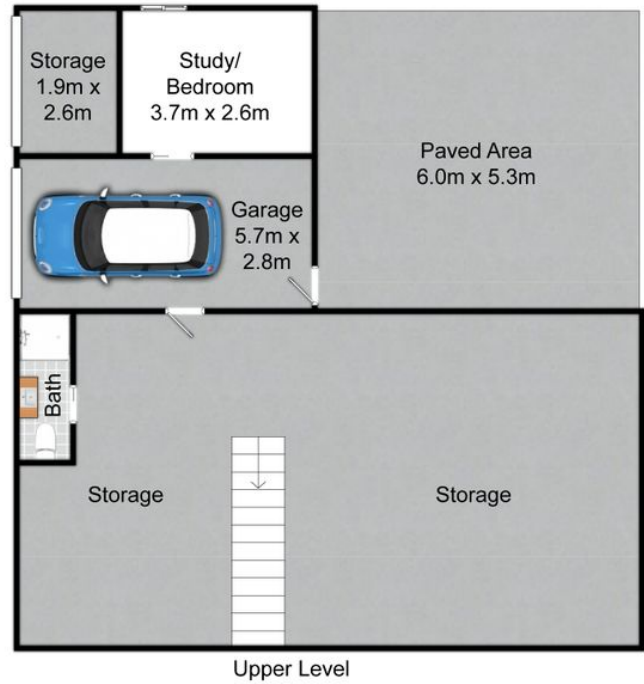
This property is proudly marketed by Pat Howard, contact 0408 270 313 for further information or to book your private inspection.

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



## 90 Thompson 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.



## Property Video

## Comparable Sales



### 73 NARANG STREET, EAST MAITLAND NSW 2323

5 Bed | 3 Bath | 2 Car  
\$807,500  
Sold ons: 22/12/2022



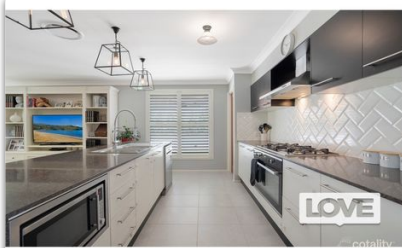
### 5 BAKER DRIVE, TENAMBIT NSW 2323

4 Bed | 3 Bath | 2 Car  
\$820,000  
Sold ons: 06/05/2022



### 21 CROFTON AVENUE, TENAMBIT NSW 2323

4 Bed | 2 Bath | 3 Car  
\$805,000  
Sold ons: 20/05/2022



### 5A LAVINIA CLOSE, TENAMBIT NSW 2323

4 Bed | 2 Bath | 2 Car  
\$815,000  
Sold ons: 22/12/2022



### 56 BRUNSWICK STREET, EAST MAITLAND NSW 2323

2 Bed | 1 Bath | 1 Car  
\$852,000  
Sold ons: 06/03/2023



### 14 BELLS CLOSE, TENAMBIT NSW 2323

4 Bed | 2 Bath | 2 Car  
\$800,000  
Sold ons: 05/09/2022



## 22 MAWSON AVENUE, EAST MAITLAND NSW 2323

3 Bed | 1 Bath | 1 Car

\$825,000

Sold ons: 24/03/2023

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## Property Inclusions

### Exterior

#### FRONT

Painted stencilled concrete driveway

Brick and tile facade

Front porch

Diamond grill screen door

Solid hard door

Under house single garage

#### DECK

Tiled and enclosed section

Wall mounted washing line

Screened walls

Glass sling door

Screen sliding doors

Uncovered deck area

Stairs to yard

#### REAR

Paved under deck area

Fully fenced yard

Fire pit area

EXTRAS

NBN

Ducted AC

Electric hot water

Solar system – may be used for hot water or power

# Living | Kitchen | Lounge

## LOUNGE

Sisal carpet

Wall sconces

Downlights

Venetian blinds

Double-hung windows

TV point

4 x quad points

Split system AC

## KITCHEN | DINING

Timber laminate floor

Bosh stainless dishwasher

Double sink

Water filter

Breakfast bar

Corner pantry

Electric, bench-mounted cooktop

Two stainless steel electric ovens

Downlights

Stainless rangehood

Draw pulls

Tile splashback

Oversized fridge cavity

Appliance cupboard

Pot draws

Venetian blinds

Spotlights

Sliding glass doors

Screen door

Panel blinds

# Bedrooms

## MAIN BEDROOM

Sisal carpet

Drapes

Bay window

Pendant lights

Ceiling fan

Phone connection

Two double power points

Three-door sliding robe

Downlights

## BEDROOM TWO

Sisal carpet

Two double power points

External awning

Sliding window

Built-in robe

Downlights

Wall shelves

## BEDROOM THREE

Timber laminate floor

Wall shelf

Venetian

Ceiling fan

Downlights

External shutter

Mirrored robe

#### BEDROOM FOUR

Timber laminate floor

Double door robe

Venetian blind

External awning

Ceiling fan

TV bracket

Three double power points

Wall shelf

#### BEDROOM FIVE

Timber laminate floor

Wall shelves

Plantation shutters

Double door robe

Kelvinator split system AC

Ceiling fan light

Downlights

# Bathrooms

## EN-SUITE

Black floor tiles

Feature black wall tile

Corner shower

Porcelain WC

Frosted glass sliding window

Venetian blinds

Wall-mounted mirror

Single vanity

Light | Heat | Fan

## BATHROOM

Black floor tiles

Black feature wall tiles

Frosted glass sliding window

Venetian blinds

Corner shower

Porcelain WC

Single vanity

Corner spa bath

Downlights

## LAUNDRY

Floor tiles

Free standing wash tub

Wall shelf

Washing machine taps

Manhole

Pet door

Sliding door

Door to deck

Two double power points

Linen cupboard in hall

# Downstairs

## DOWNSTAIRS

Under-house storage

Bathroom with shower and toilet

Storeroom

Single garage

Study

## Relevant Documents

[Rental Estimate Letter](#)

[Marketing Contract](#)

[Rental CMA Report](#)

## 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

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.