



East Maitland, 3/70 King Street

TO NEST OR INVEST- THAT IS THE QUESTION!

Located within the thriving community of East Maitland and set in the well-regarded "King Street Colonnades" complex, this well-presented two-bedroom villa offers an enticing opportunity for both investors (tenants), and owner-occupiers alike. Boasting a prime location, this residence is poised to lease quickly or provide an ideal place to call home and enjoy the abundance of amenities at your fingertips.

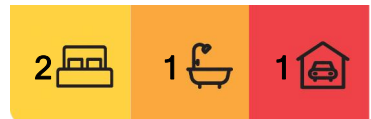
Located in the King Streets Colonnades complex, this well presented two bedroom villa is the low maintenance investment or owner occupiers residence you've been looking for in ernst! We believe it would lease in a heartbeat, or for the owner occupier, provide you a more than ideal position to set down the roots & enjoy all the perks of the location at your fingertips. This sensational offering is super close to the Lawes Street shopping strip and of course only minutes to Stocklands Green Hills & the Maitland Hospital.

On entry, this inviting villa features a light and airy lounge room with split system air



Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$555,000

View
ljhooker.com.au/1E0QF6H

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conditioning, making this a perfect sunlit space for relaxation or entertaining guests. This area is open plan in its nature, with the dining seamlessly connects to the lounge, creating a cohesive living space.

The kitchen is galley style in its makeup, offering plenty of bench space & storage space, complete with stainless steel oven & gas cooktop, catering to the needs of the culinary enthusiasts! The bathroom rounds out this quality offering, with a bathtub & separate shower.

Exiting the villa by sliding doors, we find a fully fenced yard with a paved area to offer a quaint entertaining space & rear access through to the single lock up garage.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

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.

More About this Property

Property ID	1E0QF6H
Property Type	House
Including	Air Conditioning Toilets (1) Built-in-Robes Close to Schools Close to Shops Close to Transport Openable Windows

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TOTAL: 57 m²
 FLOOR 1: 57 m²
 EXCLUDED AREAS: PORCH: 6 m², DECK: 11 m², PATIO: 19 m²,
 GARAGE: 18 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN

70 King St
 East Maitland

DISCLAIMER: Plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.



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