



13 Regent Street, Maitland

REGENT STREET LIFESTYLE-SPACE, CHARACTER & CONVENIENCE

Some properties offer a beautiful home, others offer an enviable location, but every so often an opportunity comes along that delivers both in a way that is exceptionally hard to replicate.

Welcome to 13 Regent Street, Maitland, where the charm of a semi-rural lifestyle meets the convenience of city living. Set on an impressive 2,642sqm parcel in one of Maitland's most prestigious streets, this character-filled residence offers a rare sense of space, privacy and tranquility just 60 seconds from the heart of Maitland CBD.

Behind the welcoming white picket fence and inviting front porch, this beautifully transformed 1930s home blends timeless character with modern comfort. Polished timber floors, inviting atmosphere create a home that feels instantly welcoming, while the thoughtfully updated interiors ensure everyday living is both comfortable and practical.

Accommodation comprises three well proportioned bedrooms, including a master bedroom with a stylish ensuite, complemented by a

3 2 2

FOR SALE
\$1,080,000-\$1,160,000

VIEW
Sat 17th Oct @ 11:00AM - 11:30AM

AGENTS
Kane Bradley
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AGENCY
LJ Hooker Maitland
(02) 4933 5511

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

LJ Hooker

beautifully appointed main bathroom featuring a freestanding bath. At the heart of the home, the open plan living area offers a relaxed space to unwind, complete with a combustion fireplace and air conditioning for year-round comfort.

The kitchen is a standout, featuring gas cooking, bifold windows and a timber servery that connects seamlessly with the expansive rear alfresco entertaining area. Here, peaceful garden outlooks provide the perfect backdrop for long lunches, entertaining family and friends, or simply enjoying the slower pace of life.

Beyond the entertaining area, the established gardens create a leafy private retreat, with room to explore, relax and enjoy the outdoors. an extraordinary parcel of land, the possibilities here are as appealing as the lifestyle itself.

Enjoy the best of both worlds a peaceful, semi rural atmosphere without sacrificing convenience. With Maitland's shops, cafés, schools and everyday amenities only moments away, 13 Regent Street presents a genuinely rare opportunity to secure space, character and lifestyle in an iconic Maitland address.

Opportunities of this calibre are few and far between. Make your move and discover Regent Street living for yourself.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

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MORE DETAILS

Property ID	1FFDF6H
Property Type	House
Land Area	2642 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Liveability

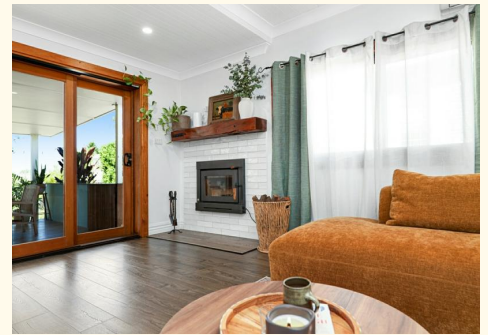
Kane Bradley

Director/Licensee in Charge | kbradley.maitland@ljhooker.com.au

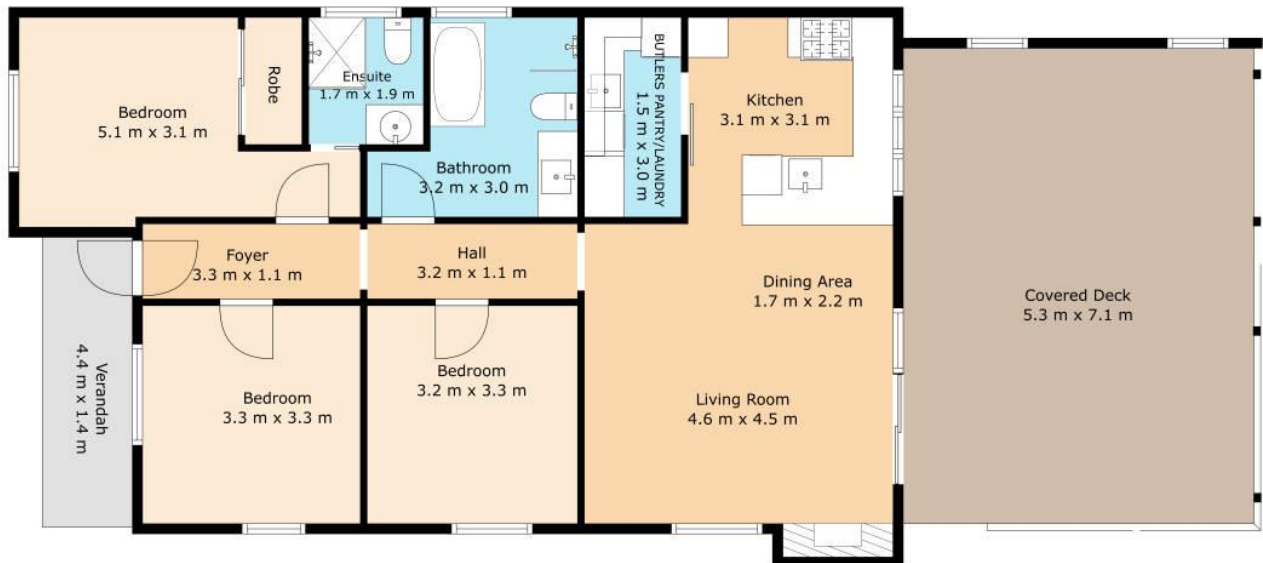
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Total: 92 m²
1st Floor: 92 m²
Excluded Areas: Verandah: 6 M², Covered Deck: 38 M², Fire Pit: 20 M²,
Fireplace: 1 M², Walls: 7 m²

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