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## Property Details



**34 Bonar Street, MAITLAND**

Rita Villa

4  1  10 

**\$770,000 -**

**\$820,000**

Air Conditioning

Split System Air Conditioning

Reverse Cycle Air Conditioning

Study

Open Fire Place

Remote Garage

Secure Parking

Balcony

Deck

Floor boards

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Broadband Internet

Pay TV

Built In Robes

Dishwasher

This centrally located marvel is one to warm your heart when you step through the front door and make it ache when you leave. Every detail of this property has been kept, including its charm when restored to all its glory.

In the process, the comforts of the modern life have been implemented seamlessly. The kitchen and bathroom could be lifted straight out of any popular house magazine, but when you step out the back it just keeps on delivering.

A spacious deck overlooking the garden is perfect to kick back and relax and the access through to the rear of the home is not wasted with a double roller door shed for the cars and a separate 19m x 9m shed provides a space for many opportunities for storage, workshop or a man shed

for the ages.

With room to store your boats and caravans under the carport, it really does provide for everything imaginable. Located within walking distance to town in an exclusive area of Central Maitland it is certainly a must see.

Further features of this property include:

- A Victorian Masterpiece with plenty of original features and sympathetic renovations
- Depending on how you use the property, three bedrooms with a formal lounge room or four bedrooms
- Wide polished floorboards
- Stunning 12ft ornate ceilings
- Grand Bathroom offering a freestanding clawfoot bath and heritage features
- Renovated kitchen offering stainless steel appliances, gas cooking and dishwasher
- Second W.C in the laundry
- Separate hobby room or home office
- Rear alfresco entertainer which can be enclosed with automatic shutters
- Side access through picketed gates to immaculate landscaped gardens and shedding galore. The sheds of this home are truly a site to see!
- Double roller door shed for the cars as well as a mammoth separate 19m x 9m workshop and a two bay carport off the front

This property is proudly marketed by Andrew Lange. For further information or to book your private inspection contact 0403 142 320.

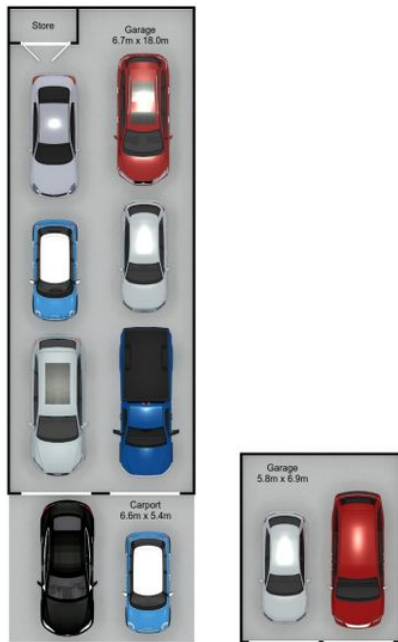
" First National David Haggarty, We Put You First "

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.

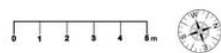


# Property Video

# Floorplan

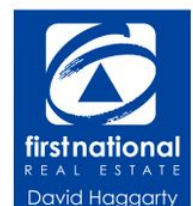


Site Plan  
Not to Scale



## 34 Bonar St, 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 Inclusions

### Front

Heritage green and cream picket fence  
Bullnose front veranda  
Terracotta tiled floor  
Screen door  
Timber and stained-glass front door  
Doorbell  
Timber polished floor  
High ornate ceiling



# Lounge / 4th Bedroom

Solid timber door white handle

Salmon walls

Plush carpet

12 ft timber ceiling

Fireplace with marble surround

Digital tv point

Reverse Cycle Air Con

2 x double power points

Timber window

Lace curtains

Pull cord light

# Main Bedroom

Solid timber door white handle

Plush carpet

Cream walls

Timber ceiling

Ceiling retractable fan and light

Same windows

Gas fireplace with timber surrounds

Gas point for heater

3 x double power points

Digital tv point

Pull cord light

## Bedroom 2

Solid timber door white handle

Plush carpet

Cream walls

12ft ornate ceiling

Drop down lighting

Pull cord light

Timber window venetians

Double power point

## Bedroom 3

Solid timber door and white handle

Plush carpet

Green walls and ceiling

Pull cord light

Ceiling fan and light

Double power point

# Hallway

Ornate ceilings and archways

Pull cord lighting

3 x chandeliers

Wide polished floorboards

# Bathroom

Solid timber door white handle

Double timber vanity

Wide mirror and lighting

Earth marbled tiling

Glass screen shower

Freestanding claw bath

Frosted glass and timber window

W.C

Double floor to ceiling storage

Pull cord lighting

# Dining / Second Living

Air con

Gas heating

Exposed Timber Floorboards

High timber ceiling

Sliding timber and glass door

Pull cord lighting

4 x double power points

Digital and Foxtel connections

Marble fireplace

# Kitchen

Wrought iron chandelier

High ornate ceiling

Laminate floor slate tile

Laminate marble black bench tops

Timber laminate cabinetry

Glass display cupboards

Large stainless sink

Corner pantry with light

Blanco cooktop and rangehood

Setback on original combustion stove place

Double fridge space

Westinghouse electric oven

Stylish white tile splash backs with opal feature

Miele S.S dishwasher

White and glass sliding door

Man hole



# Mudroom / Laundry

Second W.C

White floor tiles

S.S sink

Water temp control

Rear study nook

Timber desk

Double mirrored sliding storage/broom closet

Rear outside access

# Alfresco

Glass double doors  
Downlights  
Ext. range hood for cooking  
Double storage  
digital tv connection  
4 bay auto roller shutters  
Lead lace veranda railings  
Double frosted windows  
Gas point for heater/BBQ  
Marble shelving

# External

Double shed power remote doors

Sensor light

Six bay shed + double carport

Carport with lighting

Pebble driveway side access

Flat manicured grass area

Citrus trees

Landscaped gardens

Flagpole

Ample sensor lighting

# Extras

Fully insulated ceilings  
Side access for shedding  
NBN connected  
2 phone points  
Instant gas hot water

## Relevant Documents

[Make An Offer Form](#)

[Marketing Contract](#)

## Comparable Sales



### 34A REGENT STREET, MAITLAND NSW 2320

3 Bed | 2 Bath | 2 Car  
\$765,000  
Sold ons: 29/04/2021



### 21 ADAMS STREET, MAITLAND NSW 2320

4 Bed | 2 Bath | 1 Car  
\$810,000  
Sold ons: 26/04/2021



### 7 REGENT STREET, MAITLAND NSW 2320

4 Bed | 2 Bath | 4 Car  
\$770,000  
Sold ons: 02/10/2020

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## Around Maitland

### About Maitland

A wonderfully diverse lifestyle location, Central Maitland residents are treated to weekly Farmers Markets located within in the Levee alongside cycle and walk ways meandering along the glistening Hunter River as well as regular cultural festivals throughout the year and a bustling “Eat Street” along the East End of High Street. Central Maitland is also home to a number of sports clubs, hotels, the newly constructed indoor pool and the fabulous all access Maitland Park. Inner city living is becoming more and more popular in the Maitland area and with the facility’s and lifestyle on offer, it is easy to see why.

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Maitland falls on the traditional lands of the Mindaribba people.

#### **AROUND MAITLAND**

##### SCHOOLS:

- All saints college
- Saint Johns Primary
- Maitland public primary school

##### CAFES AND RESTAURANTS:

- Whistler
- Lavenders cafe
- The queens arms hotel
- Orange tree cafe
- Outback jacks

##### SHOPPING:

- 'The Levee'
- Pender place shopping center

## About Us





## 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.