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Property Details



26 William Street, TELARAH

UNDER CONTRACT

4  1  1 

**UNDER
CONTRACT**

Air Conditioning

Split System Air Conditioni
ng

Reverse Cycle Air Condition
ing

Study

Rumpus Room

Remote Garage

Secure Parking

Deck

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Broadband Internet

Built In Robes

Dishwasher

Welcome to your new family haven in the heart of Telarah, where tranquillity meets convenience! Nestled in a peaceful suburb just moments away from Maitland CBD, this charming home comprising of 3 bedrooms in the main residence with another bedroom and separate living space connected to the rear, it is ready to embrace new memories and moments.

As you step inside, you're greeted by a warm and inviting atmosphere. The spacious living area offers ample room for relaxation, with plenty of natural light filtering through the windows, creating a bright and airy ambiance.

The well-appointed kitchen is a chef's delight, equipped with modern appliances and ample storage space, making meal preparation a breeze.

With a master bedroom, plus two more comfortable bedrooms inside the home and the attached studio connected to the garage, it gives the whole family time to unwind and relax. The studio provides additional versatility, whether it's used as a home office, guest accommodation, or creative space.

Outside, the entertainment possibilities are endless. Step onto the expansive deck, where you can host summer barbecues, alfresco dinners, or simply relax and soak up the sunshine. The private backyard offers a great space for children to play and pets to roam, creating cherished moments of outdoor fun and laughter. With side access through to the lock-up garage and workshop which also provides access to the studio, this property offers an abundance of opportunities.

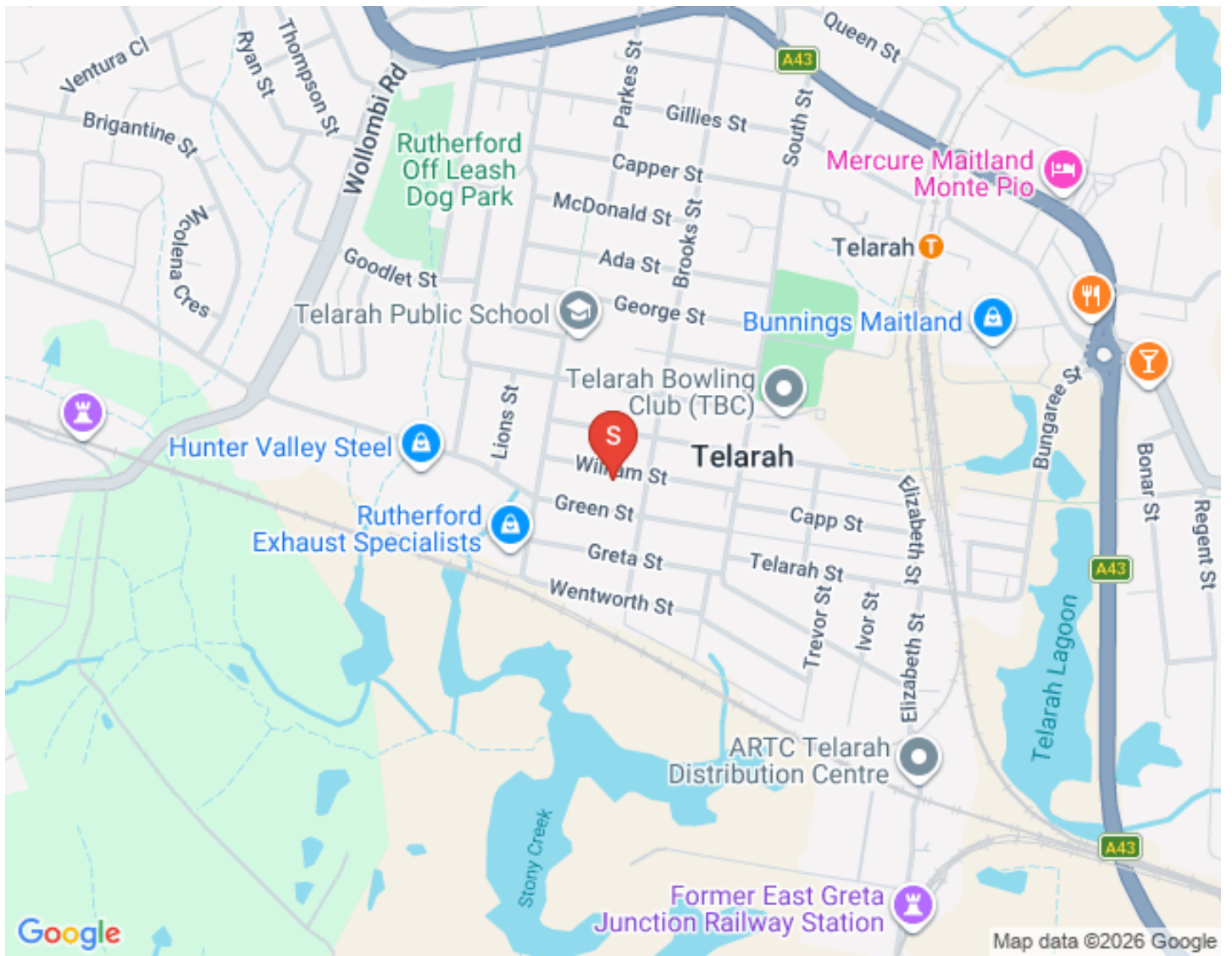
Located within a stone's throw from all amenities, including shops, schools, parks, and public transport, convenience is at your doorstep. Whether you're a young family seeking a nurturing environment, a couple envisioning a future together, or an opportunist who needs a space to work from home, this property offers an exceptional opportunity to create a lifetime of cherished memories in a sought-after location.

Don't miss out on this rare chance to call this your home. Schedule your inspection today and discover the endless possibilities awaiting you.

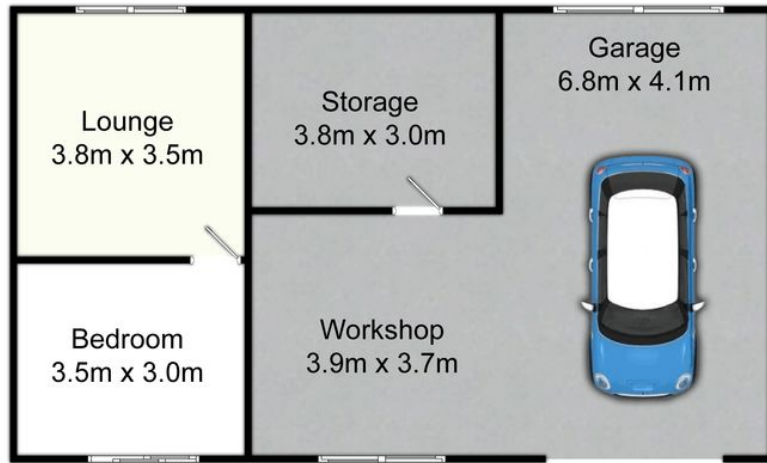
This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 for further information or to book your private inspection.

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.

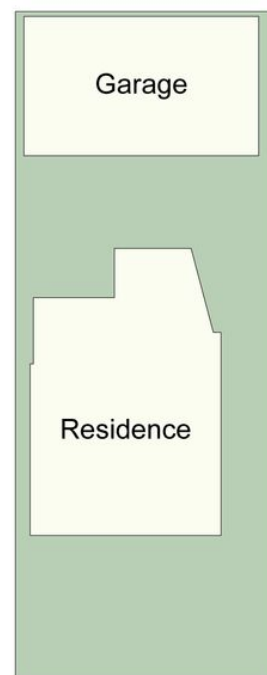
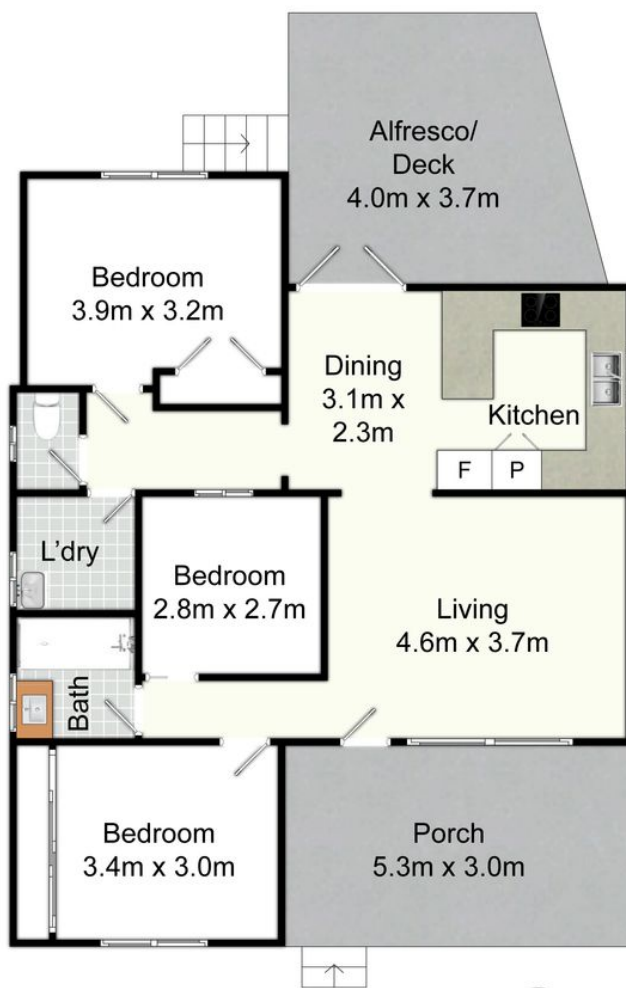
First National Real Estate Maitland - We Put You First.



Floorplan



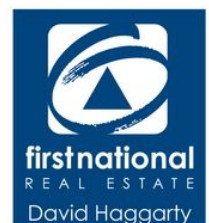
(Not In Position)



Site Plan
Not To Scale

26 William St, Telarah

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

External

FRONT

Timber style aluminum fence and gate

Concrete driveway

Colourbond side fences

Hardy plank and iron facade

Drop down washing line

Tiled front veranda

Diamond grill security screen door

Spot lights

REAR

Rear drive through access

Driveway drainage

Fully fenced yard

Lawn area

Front and back yard fenced together with gate between

Under deck water feature

EXTRAS

Fly screens

Views of the ranges

Living Areas

LOUNGE ROOM

Timber-style laminate floor

Wall mounted Dakin AC

Ceiling fan | light

White Venetian blinds

Wall mounted TV point and bracket

Solid and frosted glass door

Kitchen

KITCHEN

Timber style laminate floor

Stone benches with waterfall edge

Breakfast bar

Subway splash back wall tiles

Fridge cavity

Bosh stainless steel dishwasher

Fisher Paykel stainless steel range hood

Smeg induction cooktop

Underbench electric oven

Two pack cabinetry

Double sink

Sliding window

Roller blind

Double door pantry

French doors to deck

Bedrooms

MASTER BEDROOM

Charcoal plush carpet

Ceiling fan | light

Roller blind

Two double hung windows

Three door built-in robes

Wall mounted TV point and bracket

BEDROOM TWO

Charcoal plush carpet

Ceiling fan | light

Air vents

Double hung window

Block out drapes

BEDROOM THREE

Charcoal plush carpet

Sliding window

Drapes

Dome Light

Double door robe

Door mounted robe

Outdoor Area

DECK

Timber decking

Frosted corrugated roof

Spot lights

Wall mounted TV and power point

Outdoor power points for Xmas lights

Tension wire railings

Gate to yard

Shade cloth drop down shades

Wet Areas

BATHROOM

Heritage pattern floor tiles

Built-in bath

Over bath shower

Shower curtain

Single vanity

Double hung cathedral glass window

Three way light

Extractor fan

LAUNDRY

Separate WC

Painted concrete floor

Man hole

Dome light

Air vents

Laundry tub

Double hung windows

Garage

GARAGE

Remote garage door

Two room studio space with wall mounted AC

Drapes

Double sliding windows

Double sliding door

Flyscreen

Perfect zoom room or work from

home business space STCA

Grey carpet

Spot lights

Single car space

Workshop

Sliding windows

Power and power points connected

Fluro lights

Concrete flooring

Storage room

Relevant Documents

[Marketing Contract](#)

[RENTAL LETTER](#)

[RENTAL CMA PRICING REPORT](#)

Comparable Sales



6 GEORGE STREET, TELARAH, NSW 2320

3 Bed | 2 Bath | 1 Car
\$660,000
Sold ons: 09/02/2024
Days on Market: 96

Land size: 515
sale - sold



28 TREVOR STREET, TELARAH, NSW 2320

3 Bed | 1 Bath | 3 Car
\$670,000
Sold ons: 02/05/2024
Days on Market: 25

Land size: 550
sale - sold



21 CAPP STREET, TELARAH, NSW 2320

3 Bed | 2 Bath | 3 Car
\$685,000
Sold ons: 29/04/2024
Days on Market: 53

Land size: 436.3
sale - sold

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Around Telarah

Known as “Homeville” until the name was abandoned in the 1950’s, Telarah is positioned on the fringe of Maitland inner city and is fast becoming one of the area’s most liveable suburbs. Largely residential it is widely appealing to young and first time property purchasers due to its central location, quiet streetscapes and easy access to shopping centres, child friendly parks, public transport and everyday essentials. Have a picnic or feed the ducks at the lagoon or watch the Red Dogs play a home game at Coronation Oval.

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

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.