



## Table of Contents

---

- [The Finer things in Life](#)
- [Property Video](#)
- [Description](#)
- [Floorplan](#)
- [Property Inclusions](#)
- [Investors Snap Shot](#)
- [Relevant Documents](#)
- [Comparable Sales](#)
- [Around East Maitland](#)
- [About Us](#)
- [Disclaimer](#)






7 Verdant Drive, East Maitland

## The Finer things in Life



\$575,000


**first national**  
 REAL ESTATE  
 David Haggarty

 (02) 4933 5544  
 [sales@davidhaggarty.com.au](mailto:sales@davidhaggarty.com.au)

### *Bedrooms Bathrooms Car spaces Land size*

4                      2                      1                      630 sqm





**NSW COVID-19 OPEN HOME INSPECTION PROTOCOL**

Reduce our photos, 3D floorplans and virtual tours. Please come to our scheduled Open Home. Please also arrive with caution and avoid contact with people from other homes in the past 14 days and you're not staying in isolation. Here are some measures of discipline in the home of a home, with covering and appropriate social distancing measures.

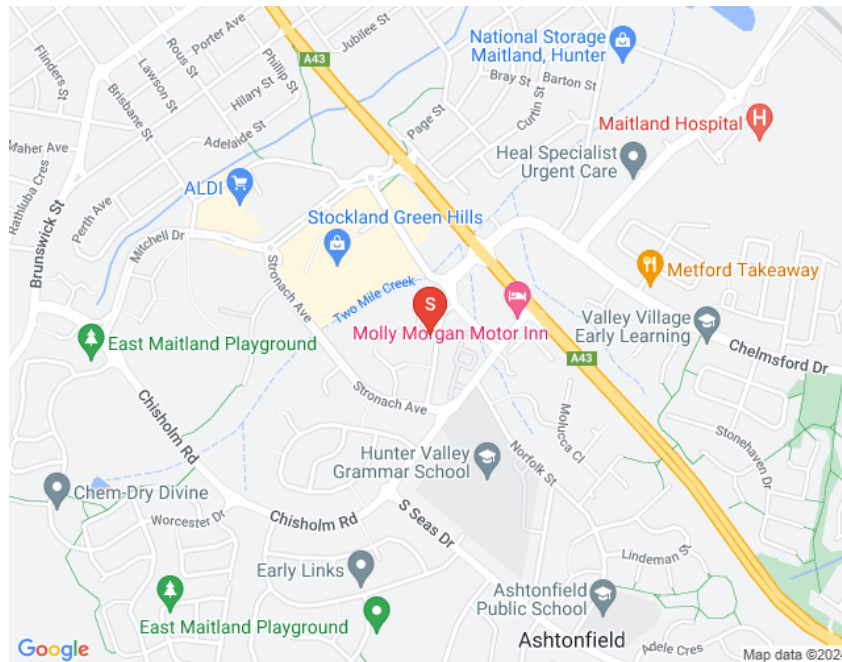
**INSPECTION RULES**

- 50: No person, including the host, in the home at once.
- No handshakes or hugs.
- No touching of surfaces.

#national



SK





7 Verdant Drive, East Maitland

## Property Video

---

[7 Verdant Dr, East Maitland Property Video](#)



7 Verdant Drive, East Maitland

## Description



Home is where the heart is and a beautiful home boosts your happiness and confidence. This home is a modern interpretation of the traditional with its formal lounge and dining rooms, exquisite kitchen and bedroom wing. You will love the colour palette which is soft without being too feminine.

It's the little things that have been taken care of so well in this home. The plush soft carpet underfoot, the quality fixtures used throughout, the immaculately maintained gardens and the pristine bathrooms.

This home's undeniable piece de resistance is the kitchen where a focal point is a long window that was designed to bring natural light onto the counter and the outdoors in. The soft close cabinetry, stone benches, glass splashback and quality appliances have been maintained to a brand new condition and the perfect layout means everything is at your fingertips.

From the kitchen you meander through to an outdoor entertaining area where the vendor was keen to create a space that enjoyed the best of both worlds: the alfresco area is open to the back garden but boasts the luxury and liveability of an indoor, screened zone.

Walk up the ramp and a perfect balance of soft romantic plantings and sleek sophistication have transformed this garden into a never-want-to-leave space. From the luscious planting to the citrus grove and twin pergola structures, this gem of a garden is filled with visual and tactile delights.

With a gate leading you from the front yard, literally down the garden path to a studio space that is currently used as the owner's dream potting shed you will find a potential business opportunity if you choose to convert this space into a work from home space. Think brow bar or bookkeeping office.

Essentially what you have on offer with this beautiful home is an elegant yet unpretentious abode for you and your family to enjoy.

This property is proudly marketed by Patrick Howard and Kaitlin Crowe, contact 0408 270 313 / 0423 520 914 or 4933 5544 for further information or to book your onsite inspection.

" 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.



7 Verdant Drive, East Maitland

# Floorplan

## 7 Verdant Drive, East Maitland

Approximate Gross Internal Area = 183 sq m / 1970 sq ft  
Outbuildings = 47.1 sq m / 507 sq ft  
Total = 230.1 sq m / 2477 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D709663)



7 Verdant Drive, East Maitland

## Property Inclusions



### FRONT

- Brick and tile façade
- Established gardens
- Front veranda
- Private frontage
- Tinted front windows
- Corner block

### ENTRANCE | HALL

- Stone look floor tile
- Beige walls
- Hall coat cupboard
- Frosted glass windows at front door
- Black front door with frosted glass feature windows
- Pendant light
- Security screen door
- Dome light
- Linen press

### LOUNGE

- Pile carpet
- Beige walls
- Beige drapes
- Sheer curtains
- Casement windows
- French doors
- Retractable fan | light
- Ornate cornices
- White painted brick feature wall
- Phone connection
- Double & single power points

### DINING

- Stone-look floor tiles
- VJ board walls
- Beige painted walls
- Pendant light



### BEDS 2 & 3

- Pile carpet
- Retractable fan lights
- Built in robes
- White Venetian blinds
- Beige walls
- Double power points
- Sheer curtains to 2nd bedroom

### BEDROOM 4

- Pile carpet
- 3 door robe
- Beige walls
- Bay window
- Holland blinds
- Sheer curtains
- Pendant light
- Single power point

### SCREENED ENTERTAINING AREA

- Painted concrete and pebble Crete floors
- Aluminum windows
- Fly screens
- Aluminum roof with laser light cut outs
- Insulated wall panels
- Down lights
- French doors
- Box drain
- Ornate black gate
- Laser light roofed section

### LAUNDRY

- Slate floor tiles
- Man-hole
- Dome light
- Stone benches

Beige drapes  
Timber casement windows  
Ornate cornices  
Double power points

#### KITCHEN

Stone-look floor tiles  
Stone benches  
Two-pack kitchen cupboards  
Soft close cupboards  
Double casement windows  
Double sink  
Sink strainer  
Goose neck tap  
Wine rack  
Pot cupboards  
Microwave neish  
Glass splash-back  
Electrolux Under bench oven  
Bench mounted Electrolux electric stove  
3 double power points  
Fridge neish  
Down lights  
French doors to alfresco  
Pink plank feature wall

#### MAIN

Pile carpet  
Beige walls  
Bay window  
Holland blinds  
3 door robe  
4 double power points  
Retractable fan light  
TV point  
TV bracket

#### BATHROOM

Marble-look floor tile  
Corner spa bath  
Double towel rail  
Frosted glass sliding window  
Timber single vanity  
Feature tile wall mounted mirror  
2 wall mounted lights  
XL light | Fan | Exhaust  
Shower over bath  
Double  
Separate WC

Round laundry tub  
White Venetian blinds  
Window to garage  
Ceiling vents  
Towel rail

#### SIDE YARD

Pedestrian gate  
Pebble Crete paths  
2 undercover areas  
Fully fenced  
Retractable clothesline  
Garden tap  
Brick front fence  
Hedges  
Private - not overlooked  
Garden shed with glass sliding door  
Citrus grove  
Veggie garden  
Irrigation system

#### GARAGE

Concrete floor  
Exposed rafters  
Workshop space  
Door to yard  
3 windows  
White Venetian blinds

#### GARAGE BATHROOM

Marble-look floor and wall tiles  
Rainwater shower head  
Marble feature tile  
Neish  
Single vanity  
Frosted glass window  
Light | Fan | extractor  
Porcelain WC  
Wall mounted mirror cupboard  
Floor to ceiling tiles  
Hand-held shower rose  
Double towel rail

#### EXTRAS

Ducted Daikon  
Fly screens  
NBN  
Dux gas hot water





7 Verdant Drive, East Maitland

## Investors Snap Shot

7 VERDANT DRIVE, EAST MAITLAND



# INVESTOR SNAP SHOT

LOOKING TO INVEST ? CHECK OUT THESE QUICK STATS PROVIDED BY OUR BUSINESS DEVELOPMENT MANAGER JADE TWEEDIE



### THE LOCATION:



East Maitland is a popular rental location given its ease of access to facilities, infrastructure and its over all ease of access to Newcastle! Outside of East Maitland being a popular lcoation for purchasers due to its potential capital growth aspects, it is widely regarded by tenants as a premier suburb to reside in with amenities such as the recent \$412 million dollar Greenhills Stockland Centre upgrade and the pending construction of health facilities such as the new Maitland Hospital being completed as we speak!

### Current Potential Rental Yield:

The estimated rental yield for this property is approx. \$480 per week



## WHO MAKES UP THE POPULATION IN EAST MAITLAND?

The predominant age group in East Maitland is 40 -49 years.

Households in East Maitland are primarily childless couples and in general, people in East Maitland work in a professional occupation.

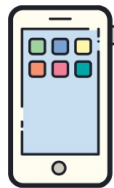
## WHAT MAKES THIS PROPERTY A GREAT RENTAL ?

- It's location
- A 37% rental market ratio to private ownership meaning strong rental demand in East Maitland
- The ease of access to local amenities
- Ease of access to Newcastle
- Future capital growth prospects
- It's low maintenance aspect

CURRENT APPROX. VACANCY RATE FOR THE HUNTER REGION AS AT OCT 2020:

0.7%

For a full rental proposal re our Boutique Management Services or a full suburb report for East Maitland, get in contact with Jade today on the below details !



" EXPERIENCE THE FNDH RENTAL DIFFERENCE TODAY "

JADE TWEEDIE - 4933 5544  
JADET@DHFN.COM.AU



first  
national  
REAL ESTATE

David Haggarty

Rental Appraisal - 7 Verdant Drive, East Maitland



## Relevant Documents

---

[Contract of sale](#)

[Make An Offer Form](#)



7 Verdant Drive, East Maitland

## Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	25 Molly Morgan Drive	4	2	2	July 2020	1057 sqm	\$605,000
2.	100 Worcester S Drive	4	2	3	July 2020	766 sqm	\$590,000
3.	33 Lord Howe Drive	4	2	3	November 2020	682 sqm	\$620,000
4.	40 Flinders Street	3	1	3	September 2020	588 sqm	\$585,000
5.	26 Morpeth Road	3	3	2	September 2020	934 sqm	\$615,000

1.



2.



3.



4.



5.





7 Verdant Drive, 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
- Greenhills Shopping Centre
- East Maitland Lawes Street Shopping Centre



## About Us



### **PATRICK HOWARD | Principal, Partner & Property Sales Consultant | Class 1 Licenced Real Estate Agent**

Pat has been a Sales Agent with First National David Haggarty for the last 6 plus years and brings a fresh and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for the past 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to Maitland Rugby Club. With a successful career of sales in both the Manufacturing and the Entertainment industry, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pats ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors.



### **KAITLIN CROWE | Class 2 Licensed Real Estate Agent / Sales Consultant**

With proven strengths in Customer Service, Kaitlin brings warmth, positivity and exuberance to First National David Haggarty's Sales Department. Previously completing a Traineeship in Real Estate with flying colours, Kaitlin was promoted to a Junior Property Manager within the FNDH organization, of which she took out the award for Property Manager Rookie of the year within the First National NSW network in 2019, for her dedication and overall performance to the job at hand and now that she has the Investment experience and discipline aspect of working within Property Management Department, has transitioned across to where her real passion lies, in Sales.

Kaitlin is highly organised and keen to make an impact and delivers invaluable support to Patrick Howard, working with vendors and buyers to help make both their Real Estate needs and dreams, a reality. Her enthusiastic approach as a point of contact to Patrick, makes her a delight to work with and you can be assured Kaitlin will always have your best interests at heart.

If you are looking to purchase within the Maitland and Lower Hunter property markets, be sure to reach out to Kaitlin for advice or to be kept up to date with potential listings that may suit your needs!

#### **Links**

[Pat Howard: Domain profile](#)

[Pat Howard: First National profile and current listings](#)

[Pat Howard: Realestate.com profile](#)

[Like FNDH on Facebook](#)

[Like Team P.A.T on Facebook](#)

[Check out our property videos on FNDH youtube channel](#)



## 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.