

**6 Ledsam St, Maitland, NSW 2320**

**Sold - \$440,000**

House   



## MEDICAL PRACTITIONERS AND RENOVATORS DON'T MISS THIS

Situated in Maitland, only 210 metres to Maitland Hospital and 1.5 kilometres to Pender Place Shopping centre, is this beautiful weatherboard and iron roof home which is council heritage listed. Full of character, the home was built in the early 1900's and features high ceilings, leadlight windows, wide hall way with timber flooring and open fire places in the lounge room and front bedroom. The verandah wraps around from the front to one side of the home and provides access into the front bedroom and lounge room through French doors. The three bedrooms are roomy while the bathroom has been recently renovated.

The kitchen is original and is in need of renovating. The original fuel stove could be restored and there is plenty of room to create your chef style kitchen to bring it into the 21st century. At the rear of the home is the large dining area which opens out to the rear verandah which overlooks the large fully fenced yard. Whilst there is currently a single car garage, you may wish to replace it as it is need of repair. The home is built on two lots with a total area of 828.1 square metres on the corner of Ledsam and Bonar Street.

Subject to council approval this lovely old home could be utilised by medical practitioners wishing to be close to the existing hospital. There is ample room in the rear yard to provide parking for clients.

Inspections of 6 Ledsam Street, Maitland are a must, so if you would like further information regarding the property please contact Michael Galvin at Barclay Property on 0405 749 851.

**Open for Inspection**

By Appointment.

### Listed By

Michael Galvin

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