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Property Details

22 Melbourne Street, EAST MAITLAND

A Multitude of Opportunities

3 2 6 **$949,000**

Air Conditioning | Study | Shed | Workshop | 4 Open Spaces

Rarely does an opportunity like this present itself where a property zoned B4 Mixed Use is offered to the market in such a prime, high visibility position. With frontages on both Lawes and Melbourne Streets and offering both residential and commercial spaces, this property provides a perfect opportunity for a plethora of trade business owners that are looking to live onsite or require high visibility shedding and would like the additional income renting the residence out would provide.

The commercial aspect of the property offers a 125sqm workshop or showroom space including a dedicated office area, accessible bathroom and mezzanine storage as well as three dedicated car parks. NBN is connected and three phase power as well as 46 panels of solar is available and to make working conditions more pleasant, the shed has been screened on the roller and sliding doors, there are three whirly birds installed, the roof is fully insulated and two wall mounted ACs have been installed.

The three bedroom home a the front of the property has recently been given a facelift and offers wall mounted AC to all three of the bedrooms, a separate study at the rear and an almost new kitchen with breakfast bar and electric cooking. The bathroom has been updated and offers a separate bath and shower and fresh tiling.

When opportunity knocks, will you listen? Book an inspection today.

This property is proudly marketed by Patrick Howard, call
0408 270 313 for further information or to book your onsite one on one inspection.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons. *agent declares interest

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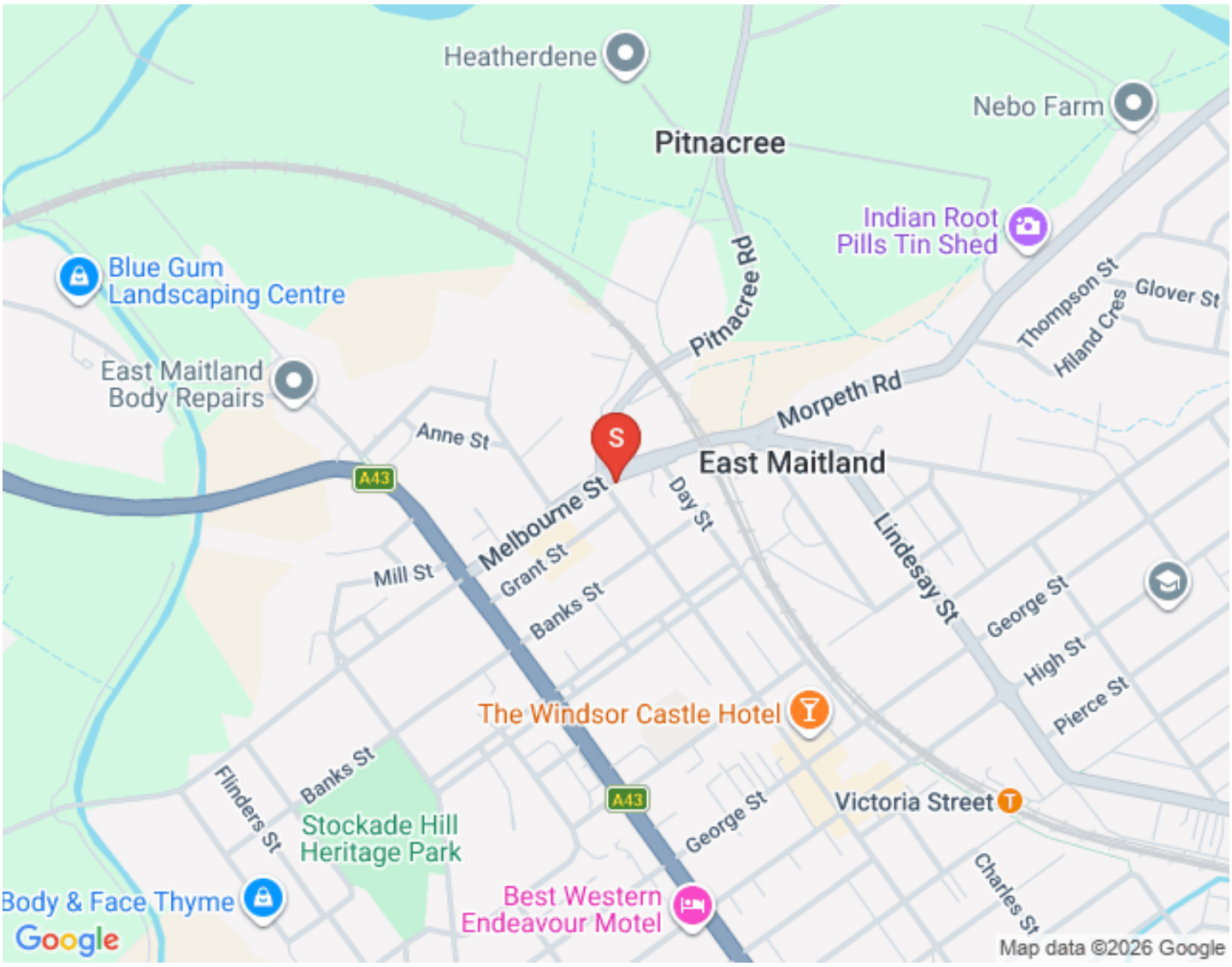
Heatherdene
Nebo Farm
Pitnacree
Indian Root
Pills Tin Shed
Blue Gum
Landscaping Centre
Pitnacree Rd
Thompson St
Hiland Cres
Glover St
East Maitland
Body Repairs
Morpeth Rd
Anne St
S
East Maitland
A43
Melbourne St
Day St
Lindesay St
Mill St
Grant St
Banks St
George St
High St
Pierce St
The Windsor Castle Hotel
Flinders St
Banks St
Stockade Hill
Heritage Park
A43
George St
Victoria Street
Charles St
Body & Face Thyme
Best Western
Endeavour Motel
Google
Map data ©2026 Google

Floorplan

22 Melbourne St, East 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.

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Property Video

Property Inclusions

Front

Screened veranda

Bricked in veranda

Window hood

Driveway strips

Weatherboard, brick and tile facade

Ornate security screen door

Bedrooms

Blue carpet

Wall mounted AC in each bedroom

Cream painted walls

Ornate ceilings

Roller blinds

Ornate air vents

Phone connection

Ornate fireplace in bed 1

Bathroom

Separate bathroom

IXL light

Dado board walls

Frosted glass double hung window

Blue bath

Porcaline WC

Single vanity

Wall mounted mirror

Linen press in hallway

Living | Kitchen

Blue carpet

Ornate cornices

Timber look lino

Fridge neish

Double hung window

Roller blind

Island bench

Free standing stove

Electric cooking

Under bench and overhead cabinetry

Air vents

Downlights

Ornate fireplace

TV point

Laundry

Double hung window

Air vents

Manhole

Free standing washing tub

Overhead cupboard

Concrete floor

Study | Sunroom

Blue carpet

Timber-look clad walls

Rear door

Ornate screen door

Air vents

Dome lights

Roller blinds

Sliding door to study

Rear

Drop down washing line

Second WC

Rear porch

Sensor light

Concrete pad

Driveway strips

Rear vehicle access

Shed

Workshop and showroom space

42 panels of solar

Screen roller and solid roller doors

Sliding diamond grill security door

Glass sliding door

Mezzanine

Office/ reception

Fluro lighting

Laser light panels in roof

2 Whitley birds

2 wall Mounted AC

Accessible bathroom

Diamond grill security window screens

NBN connection

three phase power

125sqm floor space in shed

5x 2.6m roller door

Three bay car park

Lawes St and Melbourne St access

Insulated ceiling

Relevant Documents

Rental Estimate Letter

About 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
- Stockland Greenhills Shopping Centre
- East Maitland Lawes Street Shopping Centre

About Us

Phone Pat
Email Pat

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.