Michael Haggarty
0408 021 921
mick@fnrem.com.au

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Property Details



1/3 Traders Way, Heddon Greta

UNDER CONTRACT

3 3 1 **$610,000**

1 Ensuite | Remote Garage | Outdoor Entertaining | Fully Fenced | Built In Robes

Welcome to your perfect entry into the property market or an excellent investment opportunity! Nestled in the heart of Heddon Greta, this delightful 3-bedroom, 2-bathroom, 1-car duplex offers comfort, convenience, and a relaxed lifestyle.

As you step inside, you're greeted by a warm and inviting ambiance, with the kitchen, living, and dining zones thoughtfully positioned at the back of the property. This layout not only maximizes privacy but also creates a seamless flow between indoor and outdoor living spaces.

The kitchen is a chef's delight, boasting modern appliances, ample storage, and a practical layout that makes cooking a breeze. Whether you're preparing a quick meal for yourself or entertaining guests, this kitchen is sure to impress.

The living and dining areas are spacious and filled with natural light, creating a welcoming atmosphere for relaxing or socializing. Sliding doors open onto a small backyard and patio, perfect for enjoying a morning coffee or hosting a barbecue with friends and family.

The three bedrooms are well-appointed, each offering comfort and privacy. The master bedroom features an ensuite bathroom, while the remaining bedrooms share a central bathroom, complete with a bathtub and separate shower.

This duplex is neat and tidy throughout, with well proportioned spaces and neutral tones that provide a blank canvas for you to add your personal touch. With a single car garage and additional off-street parking, parking will never be an issue for you or your guests.

Located in the sought-after suburb of Heddon Greta, this property is centrally located offering convenience and connectivity. Whether you're looking for a place to call home or an investment opportunity, this duplex ticks all the boxes.

Don't miss out on this fantastic opportunity to secure a slice of Heddon Greta's property market.

This property is proudly marketed by Mick Haggarty and Sharzly Hill . Contact 0408 021 921 for further information or to book your onsite 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.

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Main Rd
Samuel St
Ridgeview Dr
Autolec Newcastle
Moorebank Rd
Cliftleigh
Amadin Kebab & Pides
Glen Ayr Ave
Pizza Inn Cliftleigh
Forbes Cres
S
Main Rd
Nail Call
Pink paws pet spa
Errol Cres
Anne St
Hall St
Cooper St
The Vinyl Tree
Jeff Latter
Remedial Massages
Edge Pizza
Hedleigh Park
Playground
Google
Heddon Greta
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Floorplan



1/3 Traders Way, Heddon Greta

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 Inclusions

External

FRONT

Remote garage door painted driveway

Painted facade

Front porch area

Porch light

Garden bed

Letter box

TILED ALFRESCO AREAS

Double power point

Gas bayonet

Water tank

Raised garden beds

Rain water tap

Clothesline

Oyster light

GARAGE | LAUNDRY

Dark grey tiled floor

Grey walls

Light and exhaust fan

Single stainless tub

Double power point

Washing machine points under sink

manhole

Wall mounted garage door opener

NBN box

Concrete floor

Double power points

Baton light fitting

EXTRAS

Instant gas hot water

Side gate

Brick and Colourbond construction

Grass backyard

Living Areas

LIVING AREA

Dark grey sisal carpet

Vertical blinds

Sliding windows

Double power points x 3

Oyster light

Grey painted walls

Smoke alarm

KITCHEN

Grey painted walls

Grey gloss tile floor

White cabinetry

Dark grey laminate benchtopsb

Double stainless sink with flick mixer tap

Stainless steel dishwasher

Westinghouse cooktop / 4 burner cooktop

Westinghouse oven

Pull out the range hood

Double door pantry

Oyster light

Double power points x 3

Single power point for fridge

LOUNGE | DINING

Grey sisal carpet

Grey wall colour

Oyster lights x 2

Smoke alarm

Teco split system wall mounted AC

Gas bayonet

Double power points x 4

TV point

Sliding door to patio / outdoor area

Vertical blinds

Bedrooms

MASTER BEDROOM

Grey sisal carpet

Grey wall colour

Oyster light

Vertical blinds

Sliding window

Double power points

TV point

Walk in robe (oyster light)

FRONT BEDROOM

Dark grey sisal carpet

Double sliding door robe

2 double hung windows

Oyster light

Vertical blinds

Grey painted walls

Double power points 2

BEDROOM THREE

Dark grey sisal carpet

Double sliding door robe

Sliding window

Oyster light

Vertical blinds

Grey painted walls

Double power points x

Outdoor Area

Outdoor carpet

Laser light roof

Screened and aluminium walls

2 screen doors to yard

Spotlight

Double power point

Bathrooms

MAIN BATHROOM

Grey tile floor

Single white vanity

Wall hung mirror

WC

Free standing shower

Built in bath

Towel rails x 2

Double power point

ENSUITE

Free standing shower

Frosted sliding window

Grey tile floor

Single white vanity

Wall hung mirror

WC

Towel rails x 2

Double power point

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Relevant Documents

Marketing Contract

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Comparable Sales



17A CONNEL DRVICE, HEDDON GRETA

3 Bed | 2 Bath | 1 Car
$565,000
Sold on: 09/11/2023



1/12 CONNEL DRIVE, HEDDON GRETA

3 Bed | 2 Bath | 1 Car
$615,000
Sold on: 28/02/2024



1/95 AVERYS LAND, HEDDON GRETA

4 Bed | 2 Bath | 1 Car
$570,000
Sold on: 19/12/2023



23A CONNEL DRIVE, HEDDON GRETA, NSW 2321, HEDDON GRETA

3 Bed | 2 Bath | 2 Car
$625,000
Sold ons: 26/03/2024
Days on Market: 15

Land size: 366
sale - sold



33A ASHTON DRIVE, HEDDON GRETA, NSW 2321, HEDDON GRETA

3 Bed | 2 Bath | 1 Car
$680,000
Sold ons: 23/08/2024
Days on Market: 26

Land size: 410.9
sale - sold

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Around Heddon Greta

Heddon Greta

Much more to this area than just the historic drive in, Heddon Greta has seen a massive growth period since the opening of the Hunter Expressway, as Newcastle families seek more affordable housing out of the city but still within easy reach of work and family. The housing development of Cliftleigh Meadows has allowed the suburb expansion and is much sort after in both the first home buyer and investment markets, with a large rental demand as well.

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

AROUND HEDDON GRETA

SCHOOLS:
- Kurri Kurri Public School
- Kurri Kurri High School
- Kurri Kurri TAFE

CAFES AND RESTAURANTS:
- Heddon Greta Pub
- Heddon Greta Bakehouse
- May & Seng Chinese
- Burger Chef Heddon Greta

ACTIVITIES:
- Heddon Greta Drive In
- Kurri Golf Club
- Kurri Kurri Indoor Aquatic & Fitness Centre

About Us



MICHAEL HAGGARTY

PRINCIPAL, DIRECTOR I CLASS 1 LICENCED REAL ESTATE AGENT

0408 021 921

mick@fnrem.com.au

With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

Phone Mick
Email Mick

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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.