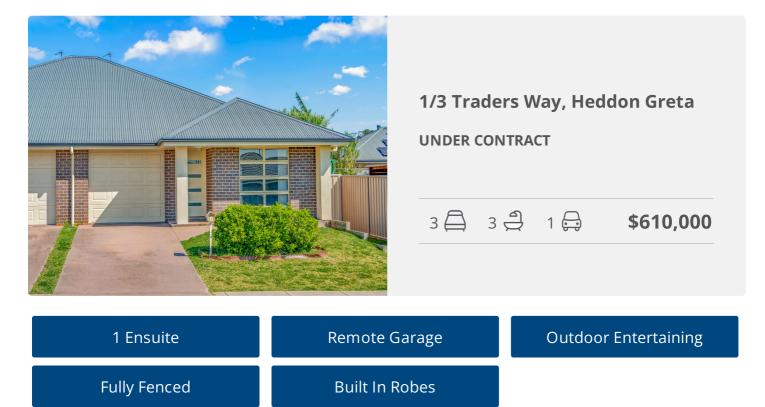


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### **Property Details**



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.

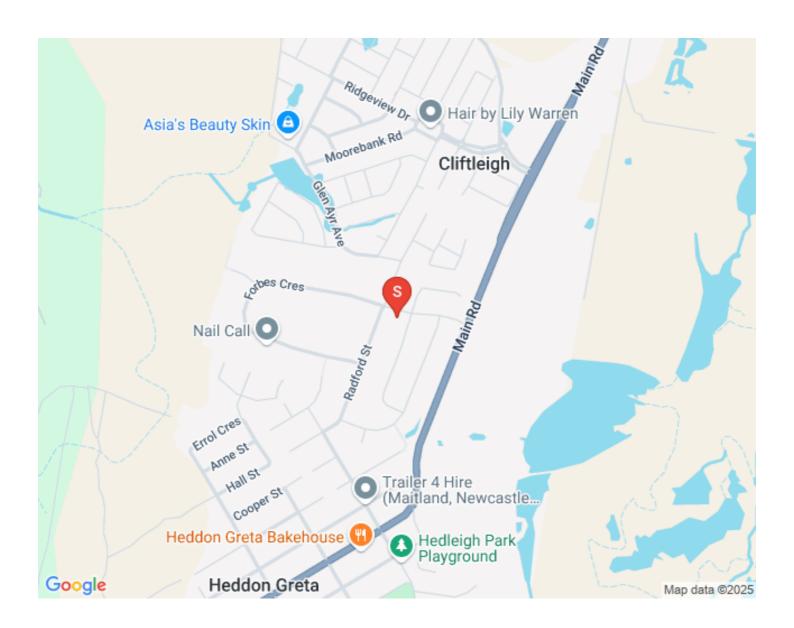
Located in the sought-after suburb of Heddon Greta, this property is centrally located offering convenience and connectivity. Whether you're looking for a place to call home or an investment opportunity, this duplex ticks all the boxes.

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.

First National Real Estate Maitland - We Put You First





# **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.





# **Property Inclusions**

### **External**

A	L	C		a	

**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

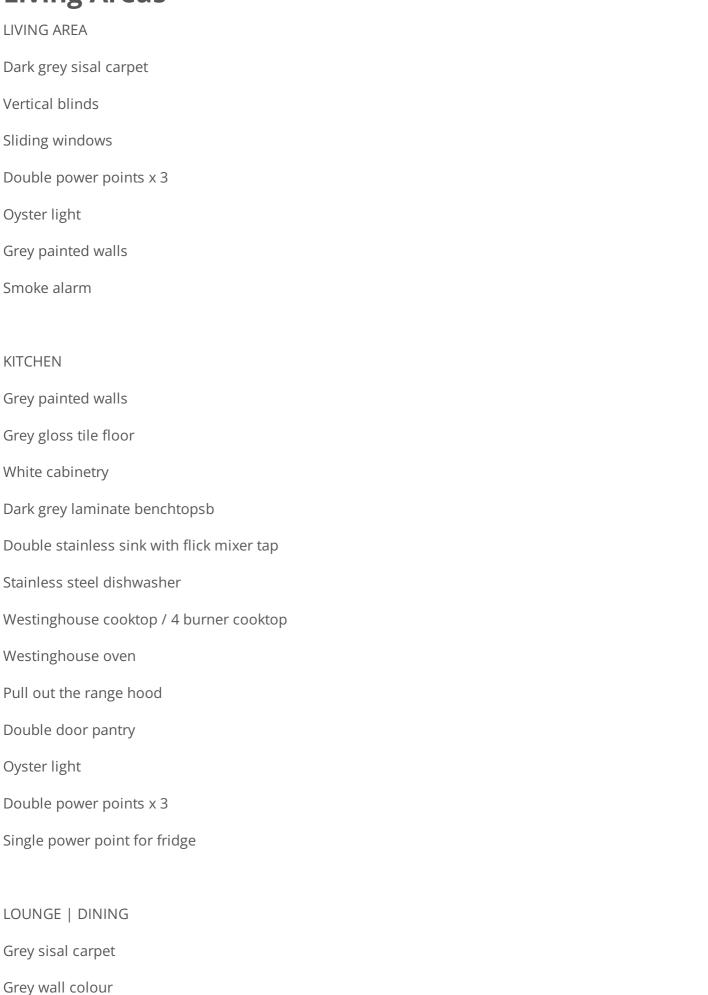
Single stainless tub

Double power point

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

Washing machine points under sink

## **Living Areas**



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**

Bearooms
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	



## **Relevant Documents**

**Marketing Contract** 



## **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** 

0408 021 921

mick@fnrem.com.au

Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a licensed real estate agent with a strong local knowlegde and reputation, for telling it how it is. He believes honest communication and trust are essential elements to successful results in real estate. His relaxed appraoch to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 22 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call. Specialising in residential, rural and commercial sales, you can't beat local knowledge and experience.

<u>Phone Mick</u>	
<u>Email Mick</u>	



### **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.