



**first  
national**  
REAL ESTATE

Maitland

Pat Howard

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1/530 High Street, Maitland

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1/530 High Street, Maitland

## Property Gallery

Central living

\$299,000



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David Haggarty

(02) 4933 5544  
sales@davidhaggarty.com.au

### Bedrooms Bathrooms Car spaces Land size

3

2

1

Strata Unit





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

Before our open, 50-minute and 15-minute, we come to our standard Open Home. When you arrive, we confirm that you haven't returned from overseas in the last 14 days and you're not going with symptoms. In addition, we'll show a maximum of 10 people in the home at a time, while observing all appropriate social distancing measures.

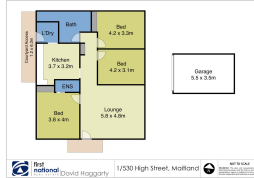
**INSPECTION RULES**

**50 MAXIMUM**  
The maximum number of people allowed in the home at any time.

**1.5m**  
Social distancing - 1.5m between people at all times.

**NO TOUCHING**  
No touching - please use your hand to open doors and windows and not to touch anything.

**First National**





## Description



This unit offers an opportunity to own a piece of Maitland's history. Centrally located and currently returning \$340 per week rent with long term tenants, it not only offers a sound investment to add to your portfolio, but also offers a perfect affordable opportunity to enter into the property market for the very first time.

Boasting three large bedrooms and an en-suite to the main, the bones are strong presenting a perfect scenario to put your own stamp on it. The Hampton Court complex is beautifully maintained and the proximity of this unit on the ground floor is conveniently accessible.

Features of this property include:

- 3 Spacious bedrooms with ensuite to main
- Built in wardrobes to two bedrooms
- 10 ft High ceilings throughout
- Good sized living room with reverse cycle air conditioning and gas point
- Open kitchen and dining room with gas cooking
- Beautiful common courtyard to the rear
- Single lock up garage
- Ample visitor parking
- Short stroll to Maitland CBD and the Levee
- Walk to schools, Maitland hospital, train station and an array of amenities

This property is proudly marketed by Patrick Howard, contact 0408 270 313 or 4933 5544 for further information or to book your onsite one on one inspection.

First National David Haggarty, We Put You First

COMPANY POLICY - OPEN HOMES UNDER CURRENT COVID19 REGULATIONS: Maximum 2 groups (max 6 people) inside a property at any one time, social distancing to be observed, ID to be sighted before entry.

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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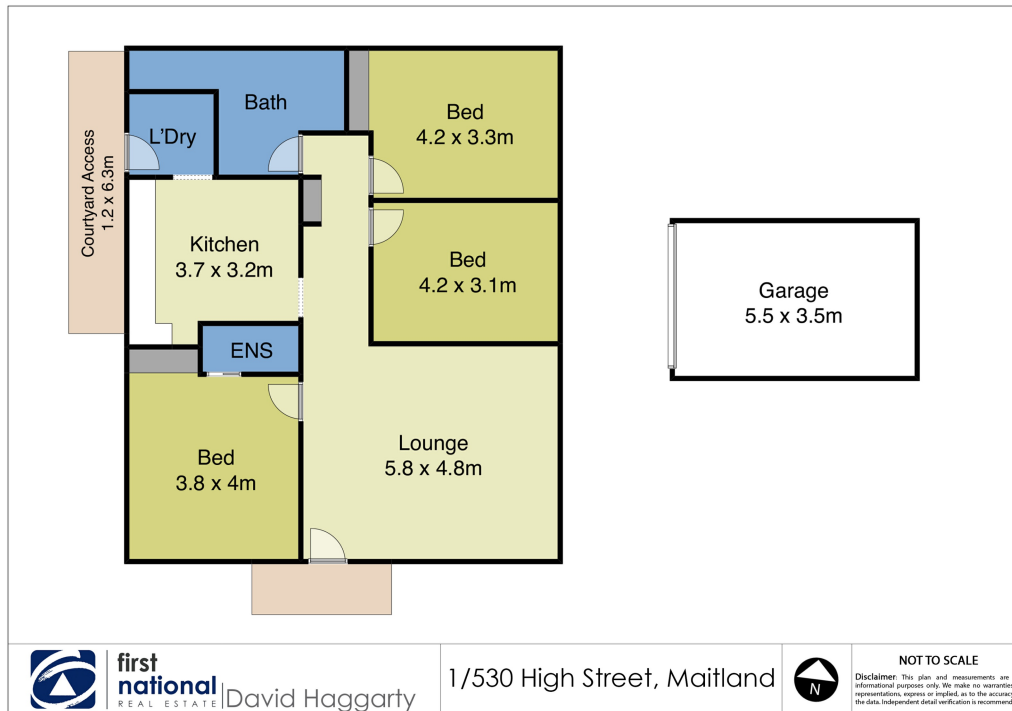
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## Floorplan





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1/530 High Street, Maitland

## Relevant Documents

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[Contract of Sale](#)

[Rental Return Letter - 1/530 High Street, Maitland](#)

[Strata / Capital Works Fee Details - 1/530 High Street, Maitland NSW 2320](#)

[Make An Offer Form](#)



## Around Maitland

## About Maitland



A wonderfully diverse lifestyle location, Central Maitland residents are treated to weekly Farmers Markets located within in the Levee alongside cycle and walk ways meandering along the glistening Hunter River as well as regular cultural festivals throughout the year and a bustling "Eat Street" along the East End of High Street. Central Maitland is also home to a number of sports clubs, hotels, the newly constructed indoor pool and the fabulous all access Maitland Park. Inner city living is becoming more and more popular in the Maitland area and with the facility's and lifestyle on offer, it is easy to see why!

### AROUND MAITLAND

#### SCHOOLS:

- All saints college
- Saint Johns Primary
- Maitland public primary school

#### CAFES AND RESTAURANTS:

- Whistler
- Lavenders cafe
- The queens arms hotel
- Orange tree cafe
- Outback jacks

#### SHOPPING:

- 'The Levee'
- Pender place shopping center

[Maitland Market Update Video](#)



## About Us



### **PATRICK HOWARD | Principal Partner / Property Sales Consultant / LREA**

Pat has been a Sales Agent with First National David Haggarty for the last 4 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.



### **JADE TWEEDIE | Principal Partner / Business Development Manager / LREA**

Previously attending school and working in the Maitland area for over 13 years, Jade has gained first-hand knowledge of the Lower Hunter Valley Region. Jade began her real estate career as a Property Officer and has tirelessly worked through to Senior Property Manager in a large multi million dollar Property Management Department.

In recent years Jade has changed direction now working within the sales team as our Sales Coordinator / Business Development Manager and has achieved some impressive results! Recently she achieved First Nationals NSW Silver Achiever Award for outstanding performance in Residential Sales two years running and has more recently been awarded First Nationals Highest Accolade for her position, as the NSW and National Business Development Manager of the Year for the entire FN Network, twice in the last 3 years among other notable awards.

If you have any rental / investment questions outside of sales, then Jade is your girl !

#### **Links**

[Pat Howard: Domain profile](#)

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

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

[Jade Tweedie Full First National Profile and Client Feedback](#)

[Like FNDH on Facebook](#)

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

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





## Team P.A.T, *Your Local Sales & Investment Team!*

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pat@davidhaggarty.com.au



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| David Haggarty

Jade Tweedie (nee Young) | 4933 5544  
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## Disclaimer

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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.