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19 Heyes st, Gillieston Heights

## Property Gallery

### The Perfect Start

\$409,000



**first national** REAL ESTATE  
David Haggarty

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### Bedrooms Bathrooms Car spaces Land size

3

1

1

809 sqm







19 Heyes st, Gillieston Heights

## Description



Anyone who's ever renovated a house knows the flood of joy and relief that hits when you finally put your key in the door and walk into your renewed and fresh home. We're here to give you that feeling without the heartache of the reno.

While this property would be ideal for an investor with so much of the heavy lifting maintenance already done for you, where this one will come into it's own is as a first home for someone starting out. And what a start it will be with everything shinny and new from the paintwork to the kitchen, the blinds and carpet to the ceiling fans and lights. Keeping your new home crisp will be a breeze with original polished timber floors.

Moving outside the timber deck is elevated and positioned perfectly to overlook the farmland and a large fully fenced yard with established trees and a colourbond workshop or great sized garden shed. The single carport is double height and under the same roof line as the house, leaving your options open (subject to council requirements).

Minutes to the Hunter Expressway and into Newcastle or up to the Valley.

It's a special kind of feeling when you fall for a home so if you're looking for your first love or to expand your portfolio this one needs a look.

This property is proudly marketed by Mick Haggarty contact 0408 021 921 for further information or to book your private inspection today.

" First National David Haggarty, We Put You First "

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



19 Heyes st, Gillieston Heights

## Inclusions



### OUTDOORS

Paved driveway

Brick

Tile roof

Fenced carport

Security screen door

Frosted glass hard door

### LOUNGE

Pine polished floors

Roller blinds

Privacy roller blind

Ceiling fan light

Combustion fire

Fujitsu AC

### DINING / KITCHEN

Grey floor tiles - new

Ceiling fan / light

New roller blinds

Recently redone kitchen

White laminated cupboards

Stone-look laminate benches

Stainless with steel appliances

Pantry 1 1/2 sink

Two windows

### LAUNDRY

Sliding door cupboard

Wall hooks

Tile flooring

Laundry tub

Door to back yard with security screen

Window

#### BACK YARD

Timber deck

Rheem hot water service

Large workshop Colourbond shed

Established trees

Overlooks farmland

Elevated position

Lawn

Floodlight

#### BEDROOMS

New carpet grey

New roller blinds ceiling light fan

Built ins sliding doors

Freshly painted

Wall AC in main

#### BATHROOM

separate WC

Separate bath and shower

New vanity

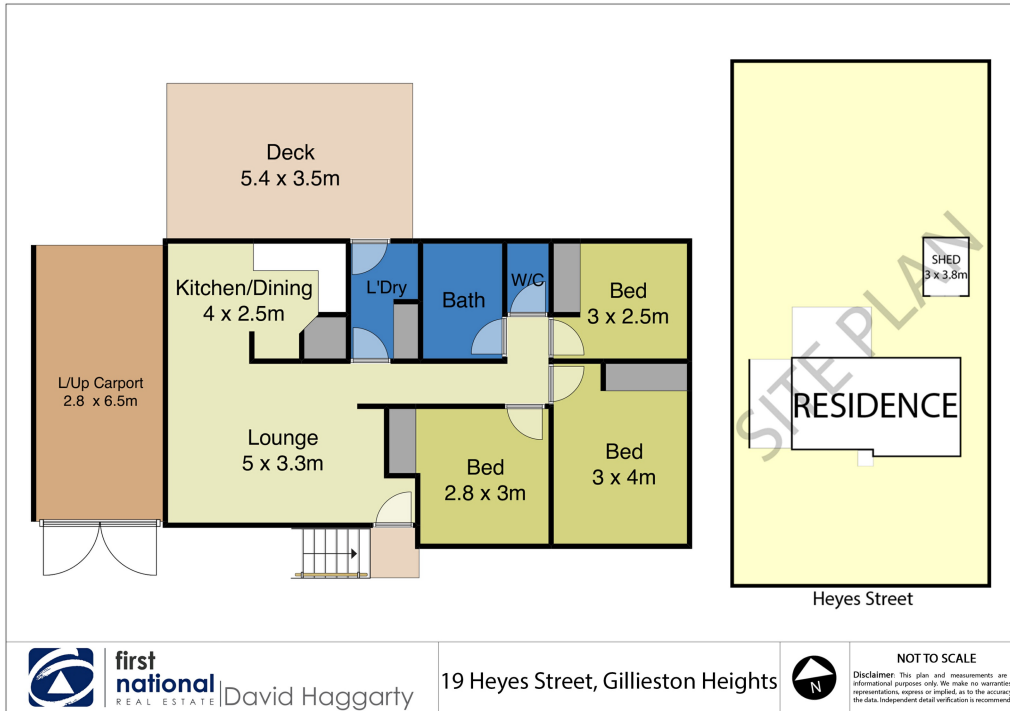
Three-way light heat fan

Patterned tiles



19 Heyes st, Gillieston Heights

# Floorplan





19 Heyes st, Gillieston Heights

## Relevant Documents

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[Marketing Contract](#)

[Rental Appraisal Letter - 19 Heyes St](#)





19 Heyes st, Gillieston Heights

## Comparable Sales

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1.	14 Davies St	3	1	1	Oct 2018	742 sqm	\$453,000
2.	2 Thomas St	3	1	2	March 2018	809 sqm	\$395,000
3.	19 Cessnock Rd	3	1	4	Sept 2017	1138 sqm	\$410,000
4.	4 Wood Street	3	1	1	Aug 2017	771 sqm	\$405,000





## Around Gillieston Heights



Showing enormous growth in recent years with the opening of a number of new housing estates and the creation of the Hunter Expressway and entry/exit just 5 minutes from suburb. More and more we are seeing people move from Newcastle into this area with housing more affordable and access to the city increased. A primary school and general store come bottle shop as well as an array of cycle and walking tracks and a community centre provide lifestyle living.

### AROUND GILLIESTON HEIGHTS

#### SCHOOLS

- Gillieston Heights Primary School
- St John's The Baptist Catholic Primary School
- Rutherford Technology High School
- All Saints Collage Maitland

#### CAFE'S AND RESTAURANTS

- The Whistler
- The Pour House
- The Grand Junction Hotel
- Heddon Greta Pub
- Fratelli Roma
- South of the Border
- Maitland Park Bowling Club

#### SHOPPING

- Pender Place Shopping Centre
- Aldi Maitland
- The Levee
- Heddon Greta Shopping Strip
- Kurri Kurri Main Street



## About Us

### MICHAEL HAGGARTY | Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



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 knowledge 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 approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 25 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 / leasing, you cannot beat local knowledge and experience !

### Links

[Mick Haggarty: Domain profile](#)

[Mick Haggarty: First National profile and current listings](#)

[Mick Haggarty: Realestate.com profile](#)

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



## 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.