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3/333 High Street, Maitland


Property Gallery


Inner City Living At Its Absolute Best

\$495,000



 **first national**
REAL ESTATE
David Haggarty

 (02) 4933 5544

 sales@davidhaggarty.com.au

Bedrooms Bathrooms Car spaces Land size

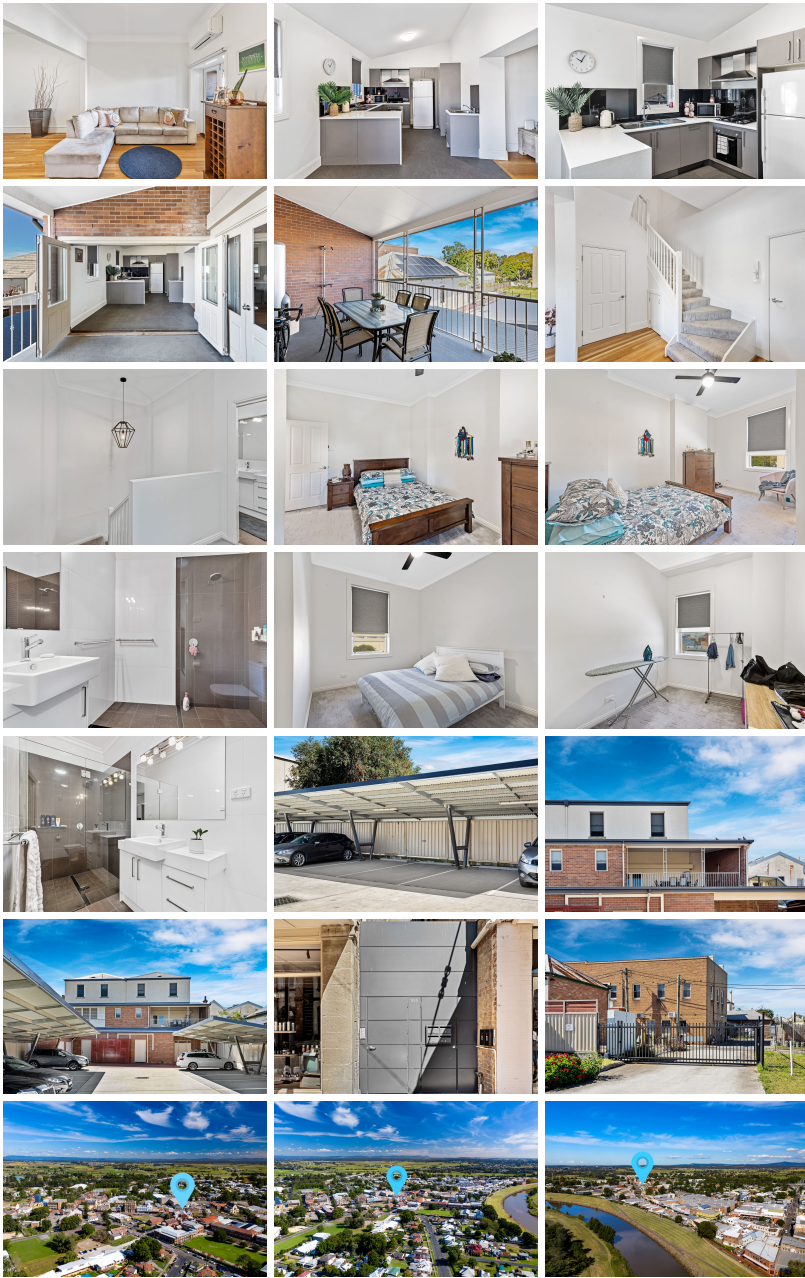
3

2

2

N/A Unit





NOW

COVID-19
OPEN HOME INSPECTION PROTOCOL

Resale contracts, 50 inspections and 5000 hours. Real estate is still attractive. Open home, when you're not, we'll confirm that you haven't returned from overseas in the past 14 days and you haven't been in contact with anyone who has been in a maximum of 50 people in the home of a line, while observing all appropriate social distancing measures.

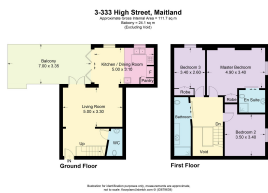
INSPECTION RULES

50
No physical contact
Maximum of 50 people
Resale contracts, 50 inspections and 5000 hours.

1.5m
Social distancing - 1.5m between people and clients at all times.

No high touch surfaces and no high touch surfaces that you will be inspecting.

First National







3/333 High Street, Maitland

Description



A perfect investment or home alike and full of ornate features and refreshing modern touches, this property brings old world charm into the 21st century. High ceilings, polished timber floorboards and ceiling roses are just a couple of things that give this property that classic homely feel. With effortless flow you can simply move through from living to kitchen and out onto the spacious undercover veranda with outdoor power points and gas point, perfect for all year round enjoyment.

Moving up to the second level, you will find three bedrooms, the master offering an ensuite and a main bathroom servicing the further two rooms. A well maintained double story apartment situated in the heart of Maitlands CBD close to restaurants, shops and recreational activities, this property offers a lifestyle of total convenience.

FEATURES INCLUDE:

- 3 carpeted bedrooms, 2 with built-in robes
- Main bedroom with en-suite
- Modern bathrooms and third toilet downstairs
- Split system air conditioner to the living room
- Modern kitchen and combined laundry
-
- Integrated dishwasher
- Gas cooktop, hot water and bayonet in living area
- NBN ready
- Under stair storage and designated secure storage cage at the bottom of the complex
- Remote gated access to 2 carports
-
- Walk to restaurants, shopping, transport and more !
-
- Currently rented to a fantastic tenant returning \$430 a week - In lease till April 2021

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

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.



3/333 High Street, Maitland

Floorplan

3-333 High Street, Maitland

Approximate Gross Internal Area = 111.7 sq m
Balcony = 24.1 sq m
(Excluding Void)

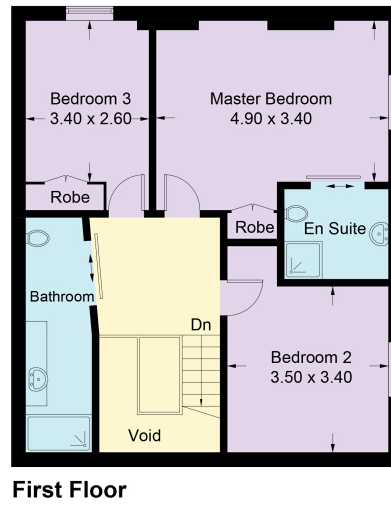
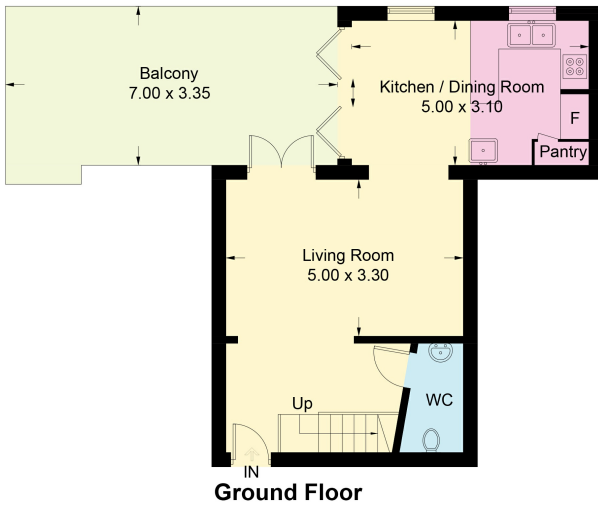


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID679639)



3/333 High Street, Maitland

Rental Snap Shot - 3/333 High Street, Maitland

3/333 HIGH STREET, MAITLAND

INVESTOR SNAP SHOT

LOOKING TO INVEST ? CHECK OUT THESE QUICK STATS PROVIDED BY OUR BUSINESS DEVELOPMENT MANAGER JADE TWEEDIE



THE LOCATION: 

Maitland is a popular rental location given its ease of access to facilities and that sense of a central living lifestyle. With Central Maitland and the The Levee having seen significant development over the past few years, apartment living is becoming more and more popular as a portion of the rental market look to be close to restaurants, cafes and boutique shopping, without having to get the car out of the shed! With most amenities within short reach, Maitland's Heritage aspect is certainly also a popular demand factor !

Current Potential Rental Yield:

Currently rented at a pricing point of \$430 per week with a lease in place until April 2021 

THE CURRENT MEDIAN RENT FOR A 3 BEDROOM HOME IN MAITLAND IS:

\$395 P/WEEK 

WHO MAKES UP THE POPULATION IN MAITLAND?

The predominant age group in Maitland is 40 - 49 years. Households in Maitland are primarily childless couples and in general, people in Maitland work in a professional occupation.

CURRENT APPROX. VACANCY RATE FOR THE HUNTER REGION AS AT SEP 2020:

0.7%

WHAT MAKES THIS PROPERTY A GREAT RENTAL ?

- It's location
- The ease of access to local amenities
- No major works required
- That fact 39% of the Maitland housing market is made up of renters
- It's low maintenance factor
- It's Heritage yet modern aspect

For a full rental proposal re our Boutique Management Services or a full suburb report for Maitland, get in contact with Jade today on the below details !



" EXPERIENCE THE FNDH RENTAL DIFFERENCE TODAY"

JADE TWEEDIE - 4933 5544
JADE@DAVIDHAGGARTY.COM.AU



first national | David Haggarty
REAL ESTATE

Rental Appraisal Letter - 3/333 High Street, Maitland



3/333 High Street, Maitland

Relevant Documents

[Contract of Sale](#)



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 !



KAITLIN CROWE | Class 2 Licensed Real Estate Agent / Sales Consultant

With proven strengths in Customer Service, Kaitlin brings warmth, positivity and exuberance to First National David Haggarty's Sales Department. Previously completing a Traineeship in Real Estate with flying colours, Kaitlin was promoted to a Junior Property Manager within the FNDH organization, of which she took out the award for Property Manager Rookie of the year within the First National NSW network in 2019, for her dedication and overall performance to the job at hand and now that she has the Investment experience and discipline aspect of working within Property Management Department, has transitioned across to where her real passion lies, in Sales !

Kaitlin is highly organised and keen to make an impact and delivers invaluable support to Patrick Howard of Team P.A.T at FNDH, working with vendors and buyers to help make both their Real Estate needs and dreams, a reality. Her enthusiastic approach as a point of contact to Patrick, makes her a delight to work with and you can be assured Kaitlin will always have your best interests at heart!

If you are looking to purchase within the Maitland and Lower Hunter property markets, be sure to reach out to Kaitlin for advice or to be kept up to date with potential listings that may suit your needs!

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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Disclaimer

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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.