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41 Main Road, Heddon Greta

Property Gallery

Position and Presentation Perfection

\$479,000



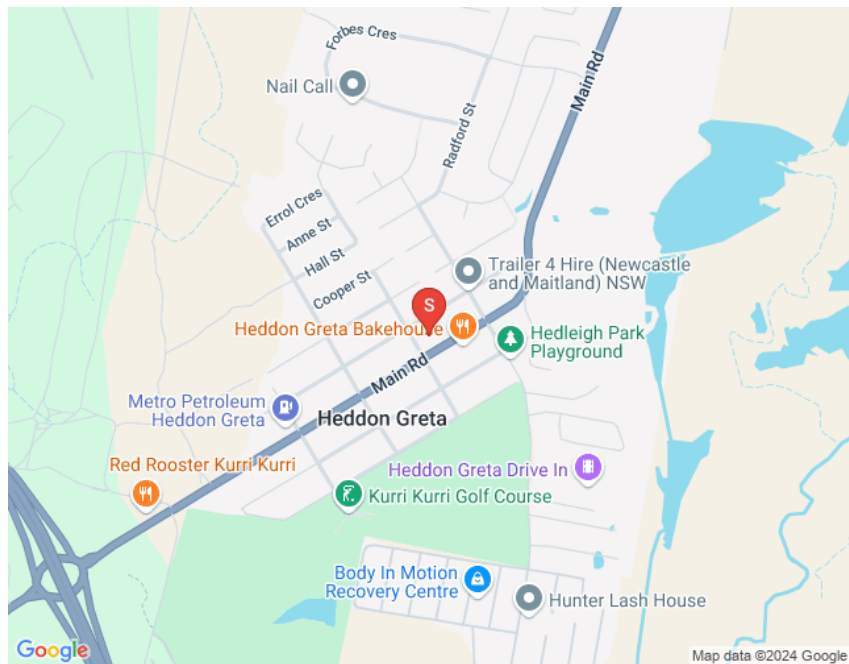
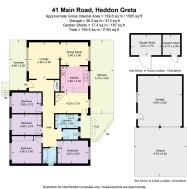
first national REAL ESTATE
David Haggarty

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Bedrooms Bathrooms Car spaces Land size

4 1 2 809 sqm







41 Main Road, Heddon Greta

Description



CONTACT AGENT FOR A PRIVATE INSPECTION

Immaculately presented and perfectly positioned close to the Four B's of Heddon Greta (Bakery, Burgers, Bottle-o and Beauty) we have the perfect family home for you just a hop, skip and a jump off the Hunter Expressway. We love the proximity of the home to both the shops and access to the Valley. Everything is within striking distance and there's a real community feel to the area says the current vendor.

Come on through the privacy fence with electric driveway gates at the front of the home and you are transported into a manicured cactus garden which was recently designed by a local landscape artist and features some unique and special species.

Inside and you are greeted with another perfectly presented space where the timber floor covered lounge room opens onto the dining room then flowing into the large eat-in kitchen. Not surprisingly, the family is often found convening in the kitchen where it is the heart of the home allowing them to come together. A cosy space made more inviting by the wood burning fire, the kitchen overlooks the fully fenced flat yard giving mum and dad the perfect vantage point of kids at play.

Come summer and the home has the ability to be opened up front and back to bring the cool air through. One of the things I love most about the home is that it can be opened up on so many sides, which keeps it cool through summer.

Outside there is 16 roof top solar panels that are connected to a catch power system to heat the hot water, room for all the toys with a double garage with additional workshop space as well as a double carport.

This property is proudly marketed by Michael Haggarty and Andrew Lange, contact 0408 021 921 or 0403 142 320 for further information or to book your private 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.

KEY FEATURES:





41 Main Road, Heddon Greta

Inclusions



FRONT	BEDROOMS
Electric fences	Charcoal carpet
Lockable pedestrian gate	Mirror door robes
Landscaped architectural cactus farm done by landscape designer	Vertical blinds
Front porch	Flyscreens
Steel privacy fence	Ceiling fan light
Gravel garden Low maintenance and low water usage garden	TV and mounting on wall in bedroom 2
	Roller external awning in bedroom 2
KITCHEN MEALS	BATHROOM
Tiled flooring	Grey floor tiles
Wall mounted Westinghouse stainless steel oven	Built in bath
Microwave cavity	Double towel rails
Fridge cavity	Corner vanity
White cupboards	Wall mounted mirror
Bench mounted electric stove	Shower over bath
Heller exhaust fan	Shower curtain
Dishlex dishwasher	Three-way light
Double sink	Frosted glass window
Aluminium window X 2	Wall shelf
Vertical blinds	Separate WC
Flyscreen	
Breakfast bar	LAUNDRY
Ceiling fan	Dux HWS
Wood burning fireplace	Mosaic floor tiles
	External access
DINING LOUNGE	Towel rail
Matt finish timber floors	Free standing washing tub
Charging station power point set up	Manhole
2 quad power points	
3 double power points	BACK
Ball light fitting	16 solar panels
Aluminium window	Catch power system for hot water
Fly screen	Flat fully fenced yard
Vertical blinds	Alarm System remote
Ceiling fan / light	Two large garden sheds
Daikon inverter AC - 12 month old	Paved outdoor area with lights & double power point
Aluminium window	Double garage with workbench, power & lighting
TV point	Painted concrete floor to garage
HALLWAY	Double carport with lighting
Matt finish polished timber floors	Succulent garden beds
Double door linen	
Ball light fittings	
Ceiling fan	
Feature front door	
Security mesh front door	



41 Main Road, Heddon Greta

Floorplan

41 Main Road, Heddon Greta

Approximate Gross Internal Area = 139.8 sq m / 1505 sq ft

Garage = 38.3 sq m / 412 sq ft

Garden Sheds = 17.4 sq m / 187 sq ft

Total = 195.5 sq m / 2104 sq ft

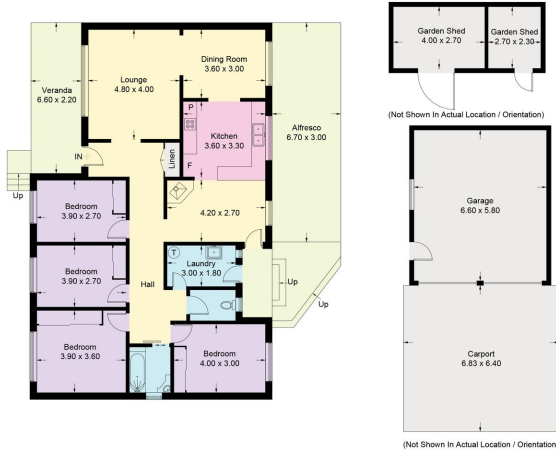


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.usketch.com © (ID614617)



41 Main Road, Heddon Greta

Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	29 Trenchard Street	3	2	2	October 2019	809 sqm	\$460,600
2.	23 Cooper Street	4	1	1	July 2019	809 sqm	\$470,000
3.	16 Anne Street	3	2	2	August 2019	393 sqm	\$435,000





41 Main Road, Heddon Greta

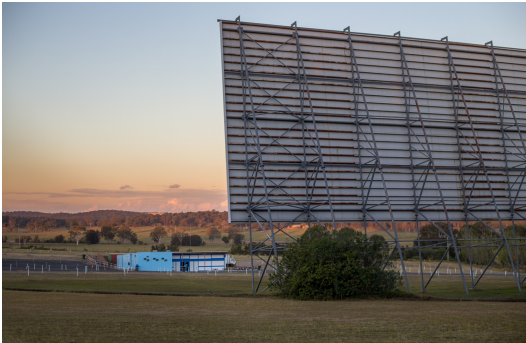
Relevant Documents

[Marketing Contract](#)

[Rental Appraisal Letter - 41 Main Road, Heddon Greta](#)



About 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.

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 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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Disclaimer

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Plans provided are a guide only and those interested should undertake their own inquiry.