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Property Gallery



33. Green Street, TELARAH

A Home on the Hill

3  1  2  **\$459,000**

Air Conditioning

Study

Secure Parking

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Become one of the newest homeowners in Telarah with the purchase of this value-packed three-bedroom residence that comes with both a single garage and a single carport. Thanks to the home's present-day comfort and good presentation, the family can move straight in and enjoy today with a view of further updating or reconfiguring the layout as time rolls on.

Offering an inviting lounge room with heritage features such as an ornate fireplace and French doors, a spacious eat-in kitchen and a rear set outdoor entertaining area, the home has been configured for family living. All three bedrooms are double sized and the first two offer built in robes.

Brilliant in its location in one of Maitland's fastest growth areas, the suburb's busy shopping strip is just a block away and it's an easy stroll to schools, the TBC and buses and just 5 minutes to town.

Bursting with character in a sought-after suburb, this neat little 3-bedroom gem is the perfect place to start for comfort, convenience and a strong feeling of home. Secure an ideal entry point to this popular locale today.

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.



Inclusions

Front

Weatherboard and tile façade

Single garage

Single carport

Front porch

Hedging and privacy gardens

Lounge

Wood-look floating floors

Gas bayonet

Ornate fireplace

Cream painted walls

Air Conditioning unit

Cathedral glass French Doors

Security screen grill doors

Curtains

Light | fan

Sash windows

3 double power points

TV connection

Venetian blinds

Linen cupboard in hallway

Front Bedroom

Built-in robe

Blue painted timber floorboards – original

Cream painted walls

Air conditioning unit

Sliding door

3 double power points

Flyscreens

Side Bedroom

Double mirrored robe

Blue painted timber floor boards – original

Cream painted walls

Ceiling fan | light

Cream curtains

Double power point

Bathroom

Blue floor tiles

Cream painted walls

Double power point

Cupboard over sink – mirrored

Shelf

White vanity sink

Clear glass glazed shower screen

WC

Frosted sash window

Fluro light

Fan vent

Second WC off laundry

Kitchen | Dine

Terracotta floor tiles

Cream painted walls

Tiled splash back

AC unit

TV bracket

Concertina door to front

Double power point x 4

Single power point x 3

Tv point

Pantry

Cream cabinetry

Microwave neish

Double sink

Laminex benches

Gas free standing stove

Pull out range

Sash window

Flyscreen

Ceiling fan | light

Spot lights

Sunroom | Study

Blue painted floor boards – original

Cream painted walls

Solid door to the yard

Screen door

Sash window

Blue curtains

Fluro light

Double + single power points

Back Bedroom

Grey carpet

Cream painted walls

Double power points x 2

Double window

Glass light fitting

Laundry

Terracotta floor tiles

Cream painted walls

Washing machine taps

Washing machine tub

Built in bench and cupboard

Mosaic feature tile splashback

Double power points

Rear

Undercover outdoor area

Concrete floor

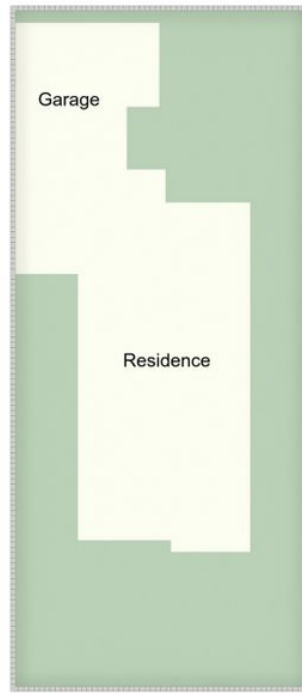
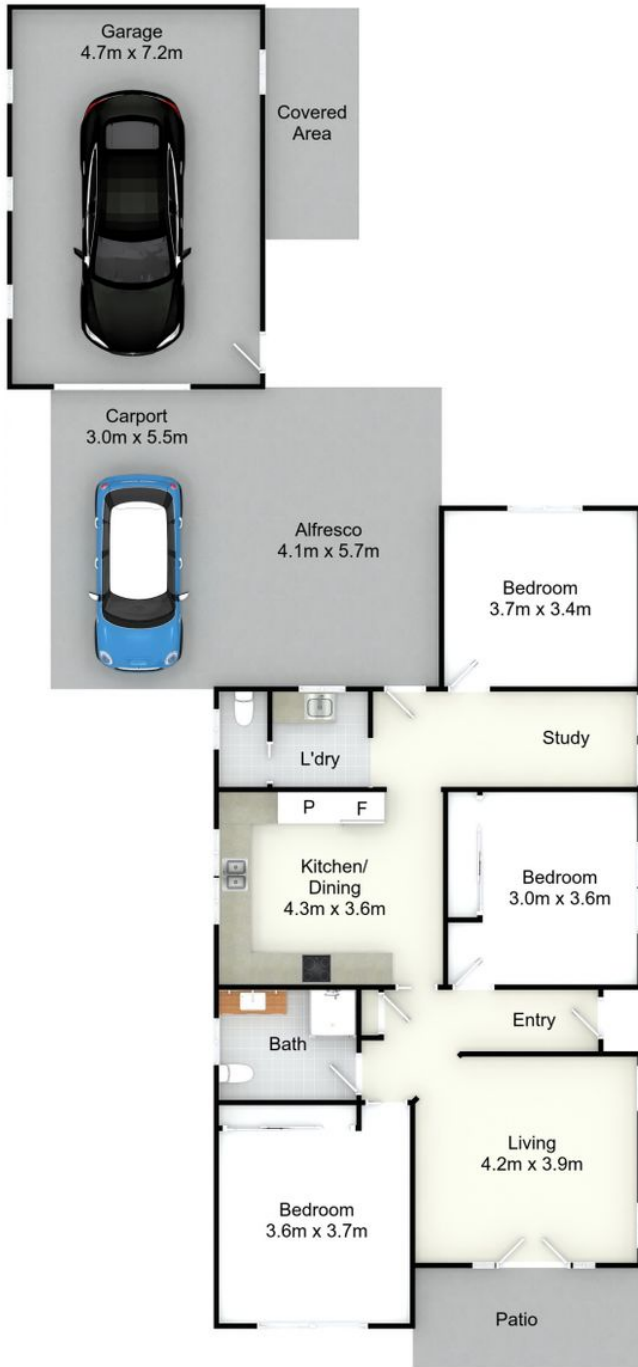
Lawn

Pull out clothesline

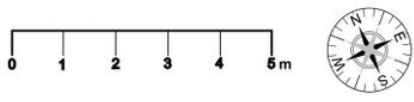
Established gardens

Water tank

Floorplan



Site Plan
Not to Scale



33 Green St, Telarah

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.



Comparable Sales



26 MCARTHUR STREET, TELARAH NSW 2320

3 Bed | 1 Bath | 4 Car
\$420,000
Sold ons: 05/03/2021



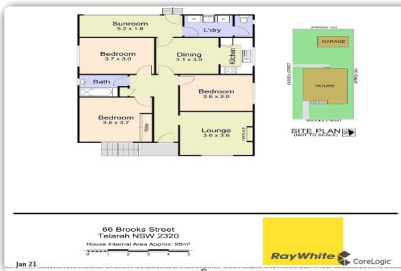
17 TELARAH STREET, TELARAH NSW 2320

3 Bed | 1 Bath | 2 Car
\$435,000
Sold ons: 16/12/2020



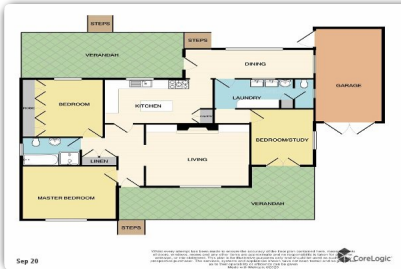
22 BROOKS STREET, TELARAH NSW 2320

3 Bed | 1 Bath | 2 Car
\$430,000
Sold ons: 12/10/2020



66 BROOKS STREET, TELARAH NSW 2320

3 Bed | 1 Bath | 1 Car
\$412,500
Sold ons: 10/02/2021



29 GEORGE STREET, TELARAH NSW 2320

3 Bed | 1 Bath | 4 Car
\$420,000
Sold ons: 10/09/2020



112 BROOKS STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car
\$437,000
Sold ons: 26/10/2020

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Relevant Documents

[Marketing Contract](#)

[Rental Appraisal Letter](#)

About Telarah

Known as “Homeville” until the name was abandoned in the 1950’s, Telarah is positioned on the fringe of Maitland inner city and is fast becoming one of the area’s most liveable suburbs. Largely residential it is widely appealing to young and first time property purchasers due to its central location, quiet streetscapes and easy access to shopping centres, child friendly parks, public transport and everyday essentials. Have a picnic or feed the ducks at the lagoon or watch the Red Dogs play a home game at Coronation Oval.

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Telarah falls on the traditional lands of the Mindaribba people.

Schools

- Rutherford Primary School
- Rutherford Technology High School School
- St Paul’s Catholic Primary School

Cafes & Restaurants

- Cuppa Joe Cafe
- Addil Indian & Kebab Restaurant
- The Bradford Hotel
- Bliss Coffee
- Breezes Cafe
- The Rutherford Hotel

Shopping & Events

- McKeachie Shopping Complex
- Rutherford Shopping Complex
- Rutherford Super Center
- Telarah shopping precinct

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

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.