

## Table of Contents

- | [Property Details](#)
- | [Floorplan](#)
- | [Property Inclusions](#)
- | [Comparables Sales](#)
- | [Relevant Documents](#)
- | [About Gillieston Heights](#)
- | [About Us](#)
- | [Disclaimer](#)

## Property Details



**2/14 Scenic Drive, GILLIESTON HEIGHTS**

**UNDER CONTRACT**

3  2  2  **\$575,000**

Air Conditioning

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Nestled in the heart of Gillieston Heights, this fantastic freestanding villa offers a perfect blend of comfort, convenience, and modern living. Just a short 5-minute drive to the Maitland CBD and in close proximity to local schools and shops, this home is a haven for those seeking a well-connected lifestyle.


Embrace the modern lifestyle with an open plan kitchen and dining area, creating a central hub for family meals and entertaining guests. Stay comfortable year-round with the convenience of split system air conditioning, ensuring a pleasant living environment.

Retreat to the comfort of the main bedroom featuring a walk-in robe and ensuite, providing a private and comfortable space. Enjoy spacious and well-appointed bedrooms, each featuring built-in wardrobes for ample storage.

Convenience meets functionality with external access to the laundry, making household chores a breeze.

This property boasts double garage, providing ample space for parking and additional storage. Experience privacy and security in your own fully enclosed yard, perfect for outdoor activities and family gatherings out on the back deck.

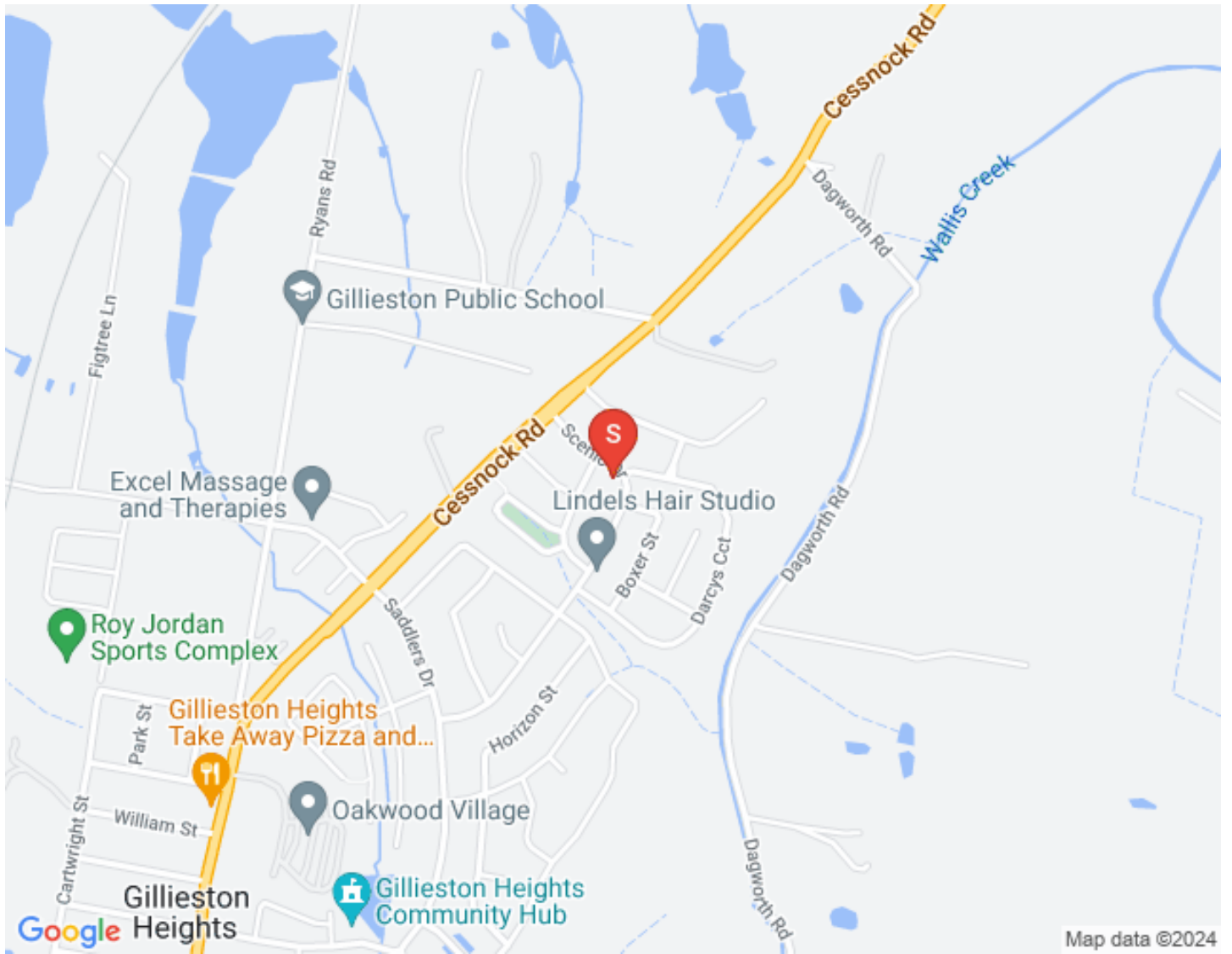
Currently tenanted, providing an attractive investment opportunity with rental income of \$500 per week or for those desiring to move in, this charming villa is also available for occupancy once settled.

This residence presents a fantastic opportunity to secure a comfortable and well-connected lifestyle in Gilleston Heights. Whether you're an investor or looking for a new home, this property ticks all the boxes. Don't miss your chance  arrange a viewing today!

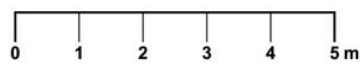
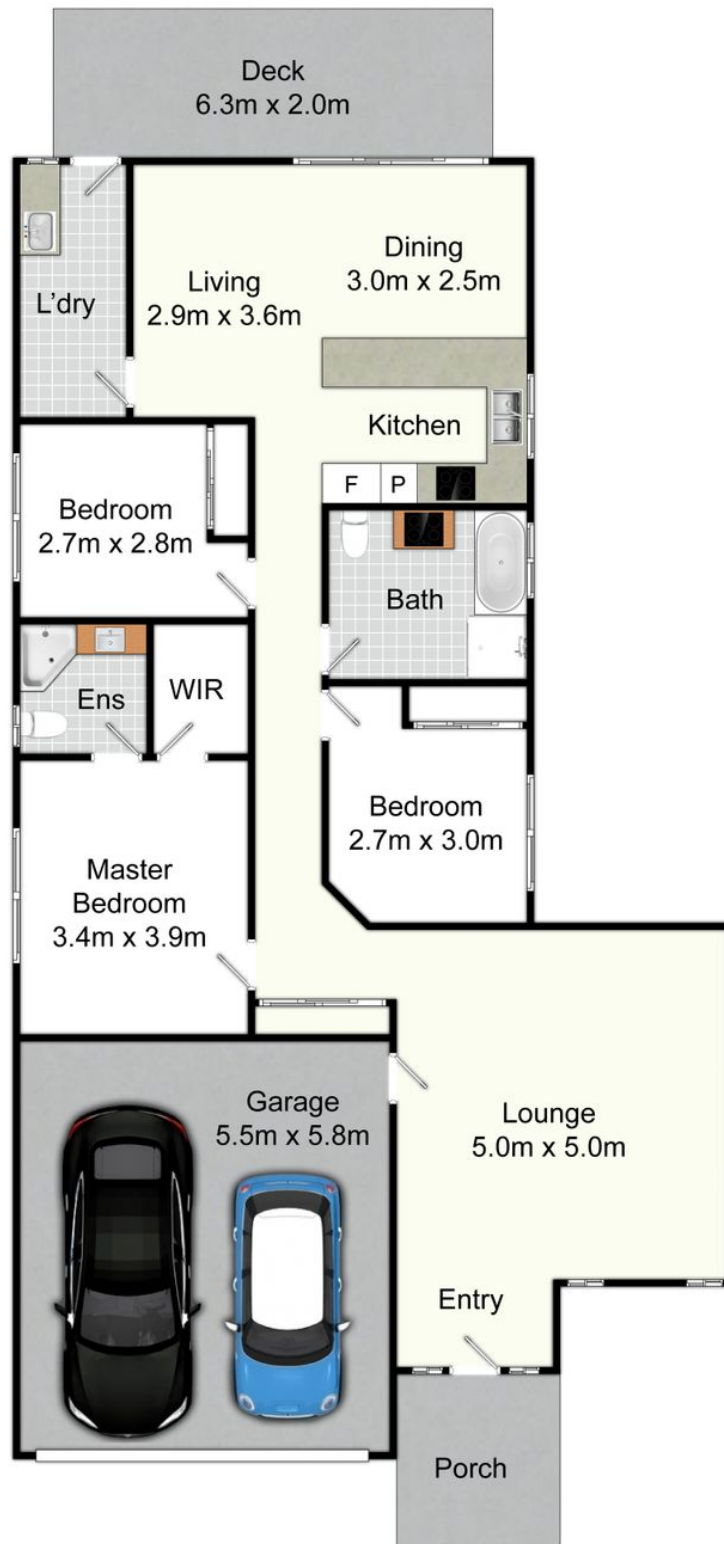
This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 for further information or to book your private inspection.

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.

First National Real Estate Maitland - We Put You First.



## Floorplan



### Unit 2/14 Scenic Dr, Gillieston Heights

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.



## Property Inclusions

### Exterior

#### FRONT

Timber fencing

Concrete driveway

Grassed lawn area

Garden beds

Front porch

#### REAR

Timber fencing

Gravel paths

Grassed lawn area

Timber awning

Wooden verandah

Wooden steps

Water tank

Fold out clothesline

# Living Areas

## LOUNGE ROOM

Beige tiles

Front door

TV point

Power point

Door connecting to garage

Gas port

Total of 12 small windable windows with vertical curtains

Ceiling light fan

## LIVING | DINING

Beige tiles

Glass sliding door with vertical blinds

A/C

Clear window with vertical blinds

Ceiling light



# Kitchen

Beige tiles

Brown laminate cabinetry

Two double power points

Marble look laminate benchtops

Stainless steel sink

Bellissimo oven and stovetop

Silver rangehood

Sliding window with vertical blinds

Downlights

# Bedrooms

## MASTER BEDROOM

Walk in robe

Dark brown carpet

Two double power points

TV point

Glass sliding window with vertical blinds

Ceiling light fan

## BEDROOMS TWO AND THREE

Dark brown carpet

Double power point

Glass sliding window with vertical blinds

Ceiling light fan

# Wet Areas

## ENSUITE

Blue floor tiles

White wall tiles

Frosted glass window with vertical blinds

Double power point

Mirror

White basin with chrome taps

Glass enclosed shower

Bath

WC

Ceiling light

Exhaust fan

## BATHROOM

Blue floor tiles

White wall tiles

Frosted glass window with vertical blinds

Double power point

Mirror

White basin with chrome taps

Glass enclosed shower

Bath

WC

Ceiling light

Exhaust fan

## Comparables Sales



### 2 HEYES ST GILLIESTON HEIGHTS NSW 2321

3 Bed | 1 Bath | 2 Car  
\$530,000  
Sold ons: 19/01/2024



### 11 RUSSELL ST GILLIESTON HEIGHTS NSW 2321

3 Bed | 1 Bath | 6 Car  
\$520,000  
Sold ons: 12/01/2024



### UNIT 2 19 ASPEN DR GILLIESTON HEIGHTS NSW 2321

3 Bed | 2 Bath | 1 Car  
\$540,000  
Sold ons: 01/12/2023



### UNIT 1 19 ASPEN DR GILLIESTON HEIGHTS NSW 2321

3 Bed | 2 Bath | 1 Car  
\$550,000  
Sold ons: 22/01/2024

## Relevant Documents

[Marketing Contract](#)

[Rental Letter](#)

[Rental CMA Pricing Report](#)

## About 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.

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

## Schools

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

# Cafes 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 | Activities

Pender Place Shopping Centre

Aldi Maitland

The Levee

Heddon Greta Shopping Strip

Kurri Kurri Main Street



## About Us



### **PAT HOWARD**

PARTNER | CLASS 1 LICENCED REAL ESTATE  
AGENT

0408 270 313

[pat@fnrem.com.au](mailto:pat@fnrem.com.au)

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 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 the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, 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 Pat's 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. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



## **AIDEN PROCOPIS**

ASSISTANT REAL ESTATE AGENT | PROPERTY  
SALES CONSULTANT

---

0456 66 44 81

[aiden@fnrem.com.au](mailto:aiden@fnrem.com.au)

Known for his dedication and caring approach, Aiden has a passion for real estate and a keen understanding of the market. Working alongside Lead Agent Patrick Howard, Aiden provides his clients with accurate advice tailored to their needs. He's a great listener, ensuring clients' preferences and concerns are heard, making the buying or selling process stress-free.

Aiden's integrity and ethics shine through in all his dealings, earning him a reputation for fair practices and building client relationships. Leveraging the latest technology, Aiden offers seamless assistance and efficient communication. He goes above and beyond to help clients find their dream homes or make successful sales. With Aiden as their guide, clients can trust they have a dedicated professional committed to making their real estate goals a reality.

Outside of real estate, Aiden is a keen and talented rugby union player, currently playing on the wing in the first XV for the Maitland Blacks. His ability to work within a team environment means he fits in perfectly with our culture at First National Maitland and we are excited to have him as a part of our close knit family of professionals.

Get in contact with Aiden today for all your residential sale needs.

[Phone Pat](#)

[Email Pat](#)

## Disclaimer

First National Maitland 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 Maitland. 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.