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Property Details



**23 & 23A Ardennes Circuit,
Gillieston Heights**

UNDER CONTRACT

5  3  2  **\$945,000**

Air Conditioning

Remote Garage

Fully Fenced

Built In Robes

Dishwasher

Located in the thriving community of Gillieston Heights, this modern duplex presents an exceptional opportunity for investors. With both units currently leased to reliable tenants, this property delivers a strong combined rental income of \$1,020 per week, making it an ideal choice for investors seeking immediate returns.

The first unit is a well-designed three-bedroom home, offering both style and functionality. The open-plan living and dining area is bright and spacious, featuring a modern kitchen equipped with quality appliances, ample bench space, and plenty of storage. This area flows seamlessly to the private, fully fenced backyard, perfect for entertaining, outdoor dining, or simply enjoying the fresh air.

Each of the three bedrooms is generously sized and includes built-in wardrobes for added convenience. The centrally located bathroom is sleek and modern, with contemporary fixtures and a practical layout that suits both families and professionals alike.

The second unit is a stylish and low-maintenance two-bedroom home with a well-appointed kitchen which opens to a comfortable living and dining area, creating a warm and inviting space. Both bedrooms are spacious and include built-in wardrobes for added convenience. The modern bathroom is well-designed, featuring quality fixtures and a sleek finish.

Both units are designed for comfortable living, equipped with split-system air conditioning for year-round climate control and ceiling fans in all bedrooms to enhance airflow. They also include a single remote-control garage with internal access, making day-to-day living easy and secure.

Each unit also includes a small, fenced backyard, providing a private outdoor space perfect for entertaining or relaxing. The duplex is situated in a family-friendly neighbourhood, close to schools, parks, and local amenities, ensuring strong rental appeal.

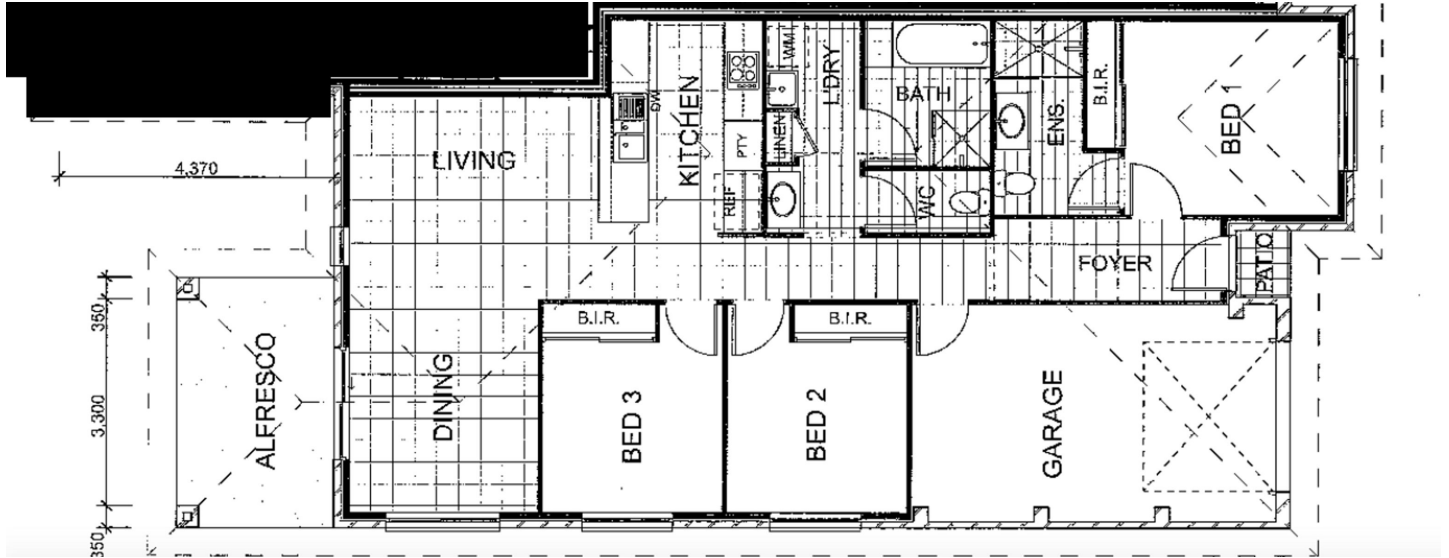
With modern finishes, low-maintenance design, and great tenants already in place, this is a rare opportunity to secure a high-yielding investment in a thriving location.

This property is proudly marketed by Mick Haggarty. Contact 0408 021 921 for further information or to book your onsite 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



Relevant Documents

[Rental Confirmation Letter](#)

[Marketing Contract](#)

Comparable Sales



33 TANGERINE STREET, GILLIESTON HEIGHTS, NSW 2321, GILLIESTON HEIGHTS

5 Bed | 3 Bath | 2 Car
\$950,000
Sold on: 16/08/2024
Days on Market: 102



40 ARDENNES CIRCUIT, GILLIESTON HEIGHTS

5 Bed | 3 Bath | 2 Car
\$905,000
Sold on: 27/09/2024

Land size: 599



3 GABBRO STREET, GILLIESTON HEIGHTS

5 Bed | 3 Bath | 2 Car
\$1,000,000
Sold on: 26/11/2024

Land size: 564



8 PRAIRIE WAY, GILLIESTON HEIGHTS

4 Bed | 2 Bath | 2 Car
\$979,000
Sold on: 30/08/2024

Land size: 673

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



MICHAEL HAGGARTY

PRINCIPAL, DIRECTOR | CLASS 1 LICENCED REAL ESTATE AGENT

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With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

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.