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Property Details



23 & 23A Ardennes Circuit, Gillieston Heights

Prime Investment Opportunity

5  3  2  **\$965,000**

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.

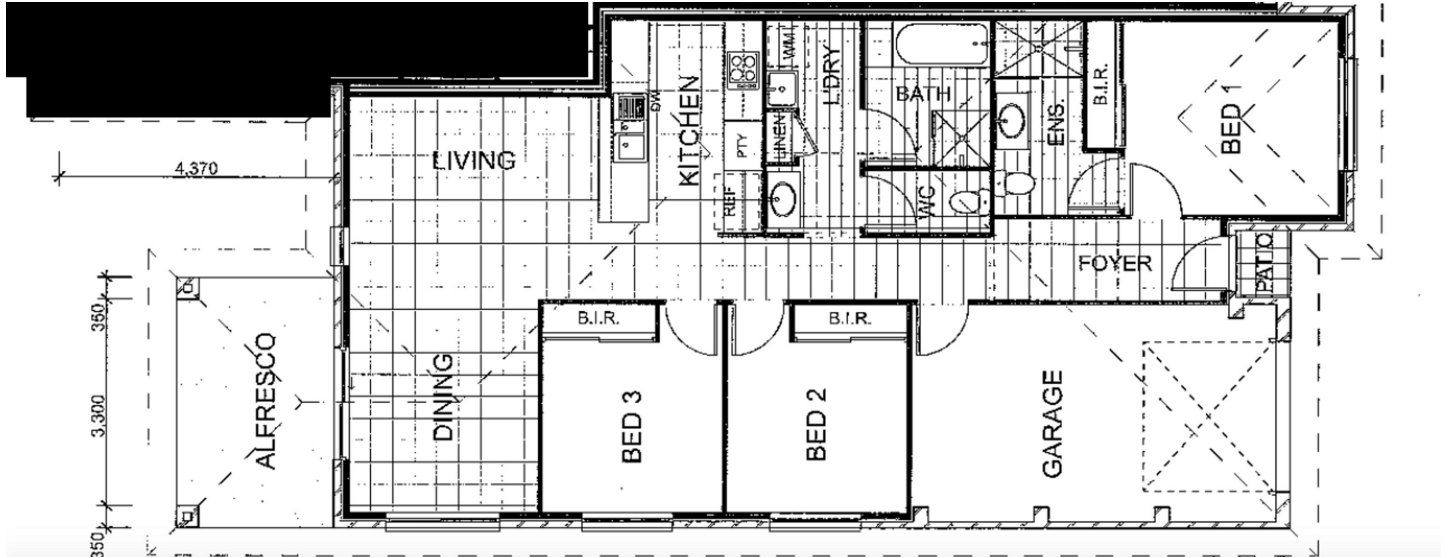
With modern finishes, low-maintenance design, and great tenants already in place, this is a rare opportunity to secure a high-yielding investment in a thriving location.

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

0408 021 921

mick@fnrem.com.au

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 knowlegde 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 appraoch to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 22 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, you can't beat local knowledge and experience.



SHARZLY HILL

ASSISTANT REAL ESTATE AGENT | PROPERTY
SALES CONSULTANT

sharzly@fnrem.com.au

Sharzly is a motivated and enthusiastic individual who recently embarked on a journey in the real estate industry as a front of house receptionist, quickly excelling and working her way up the ladder to an Assistant Real Estate Agent & Property Sales Consultant within our sales division.

Her genuine passion for her local community and strong ties to the town make her an excellent fit within our team and with a commitment to learning and growth, Sharzly's ongoing traineeship demonstrates her dedication to becoming a skilled real estate professional.

Sharzly's deep connections to the town are evident through her educational history, having attended St Peter's Junior and St Mary's Senior Schools at All Saints Colleges throughout her academic years. This history has granted her a profound understanding of the community's unique culture and its dynamics, allowing her to establish rapport with clients on a personal level. Her knowledge of the town's landmarks, neighbourhoods, and local attractions contributes to her ability to engage in meaningful conversations with visitors and clients.

Outside of her work, Sharzly's interests reflect her vibrant personality and her love for dogs, cooking and going to the beach, are where Sharzly heads to when not being one of the big smiling faces here, when you enter First National Maitland! We cannot wait to see Sharzly grow and love that she is a part of our FN Maitland family!

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.