

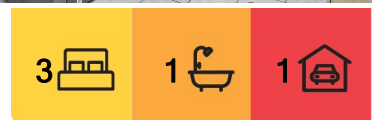


## Aberglasslyn, 4/159 Weblands Street

Tenanted and Ticking Boxes!

An opportunity you won't want to miss in the heart of Aberglasslyn. Perfectly positioned at 4/159 Weblands Street, this spacious 3-bedroom, 1-bathroom unit with a single garage offers the ideal blend of convenience, comfort, and investment potential. Located just 2 minutes from local schools and shops, and only 10 minutes from the Maitland CBD, it's a low maintenance investment property or with some patience, a perfect first home opportunity.

Inside, you're welcomed by a light-filled open-plan living area that flows into a fully equipped kitchen, making it perfect for relaxed living and entertaining. All three bedrooms are of good size and come with built-in wardrobes, while the centrally located bathroom ensures easy access for all occupants. The unit is part of a quiet and friendly complex of just four units and stands out as the largest in the complex. Built with durable double-brick construction, it promises long-term value and low maintenance.



**For Sale**  
\$529,000

**View**  
By Appointment

**Contact**  
**Jack Fisher**  
jfisher.maitland@ljhooker.com.au  
**Ben Cotton**  
0434 638 822  
bcotton.maitland@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Maitland**  
(02) 4933 5511



Step outside through sliding glass doors to a private, low-maintenance outdoor area that perfectly complements the home. Featuring a partially covered concrete patio ideal for outdoor dining or relaxing, the space also includes a neat, grassed section-perfect for children to play or pets to roam. Fully fenced for peace of mind, this secure backyard offers both practicality and comfort, making it a rare bonus for unit living.

For investors, this is a smart and secure choice. The property is currently tenanted with a lease in place until 11th November 2025, returning \$460 per week. Whether you're expanding your portfolio or stepping into the market, this ready-to-go investment is worth serious consideration. Or for those with time on their side, this could be the ideal low maintenance living option you've been looking for.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Jack Fisher 0438 165 825 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

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. Hi

## More About this Property

<b>Property ID</b>	1E5TF6H
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport

### Jack Fisher

Sales Associate | [jfisher.maitland@ljhooker.com.au](mailto:jfisher.maitland@ljhooker.com.au)

### Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer | [bcotton.maitland@ljhooker.com.au](mailto:bcotton.maitland@ljhooker.com.au)

### LJ Hooker Maitland (02) 4933 5511

24 Ken Tubman Drive, MAITLAND NSW 2320

[maitland.ljhooker.com.au](mailto:maitland.ljhooker.com.au) | [maitland@ljhooker.com.au](mailto:maitland@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Maitland**  
**(02) 4933 5511**