



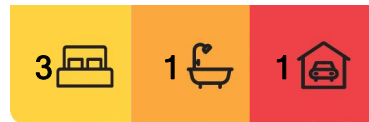
Ashtonfield, 15/171 Tahitian Court

Position Perfect —Lifestyle, Location & Value

Tucked within the highly sought-after "Golden Triangle" where Ashtonfield meets East Maitland, this freestanding strata villa offers an unbeatable set-and-forget investment or low-maintenance lifestyle option. With Stockland Green Hills, the Maitland Hospital, and Maitland Private Hospital quite literally at your backdoor, convenience is second to none.

Positioned on a tidy 241 sqm block, the home caters to a broad range of buyers thanks to its smart layout, and ultra-accessible location. Freshly painted internally, you step inside to a light-filled, open-plan living, dining, and kitchen space featuring ample bench and storage areas, electric cooking, and direct access to the internal laundry. The crisp, neutral colour palette flows throughout, creating a cohesive and inviting atmosphere.

Three well-sized bedrooms sit in close proximity to the central bathroom, ensuring functional, everyday living. Outdoors, enjoy a full-length deck and a private, fully fenced yard - with just the right amount of space for kids or pets, minus the weekend yard work.



For Sale
\$529,000

View
By Appointment

Contact
Todd Fisher
0438 592 920
tfisher.maitland@ljhooker.com.au

Ben Cotton
0434 638 822
bcotton.maitland@ljhooker.com.au



LJ Hooker Maitland
(02) 4933 5511

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.

Leasing expectations at \$520 per week, this is a secure investment in a high-growth area. Walk to schools, shops, public transport, and parks, with the Hunter Expressway just moments away.

Strata Fees are \$3,000 per annum (inc insurance for common property only)

Council Rates are \$2,006 per annum

Water rates are \$770 per year + usage

The Capital Works Balance is currently \$135,871.52

The Administration Account is currently \$14,956.29

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 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.

More About this Property

Property ID	1ECSF6H
Property Type	House
Land Area	245 m2
Including	Air Conditioning Toilets (1) Built-in-Robes Close to Schools Close to Shops Close to Transport

Todd Fisher 0438 592 920

Principal/Licensee in Charge | tfisher.maitland@ljhooker.com.au

Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer | bcotton.maitland@ljhooker.com.au

LJ Hooker Maitland (02) 4933 5511

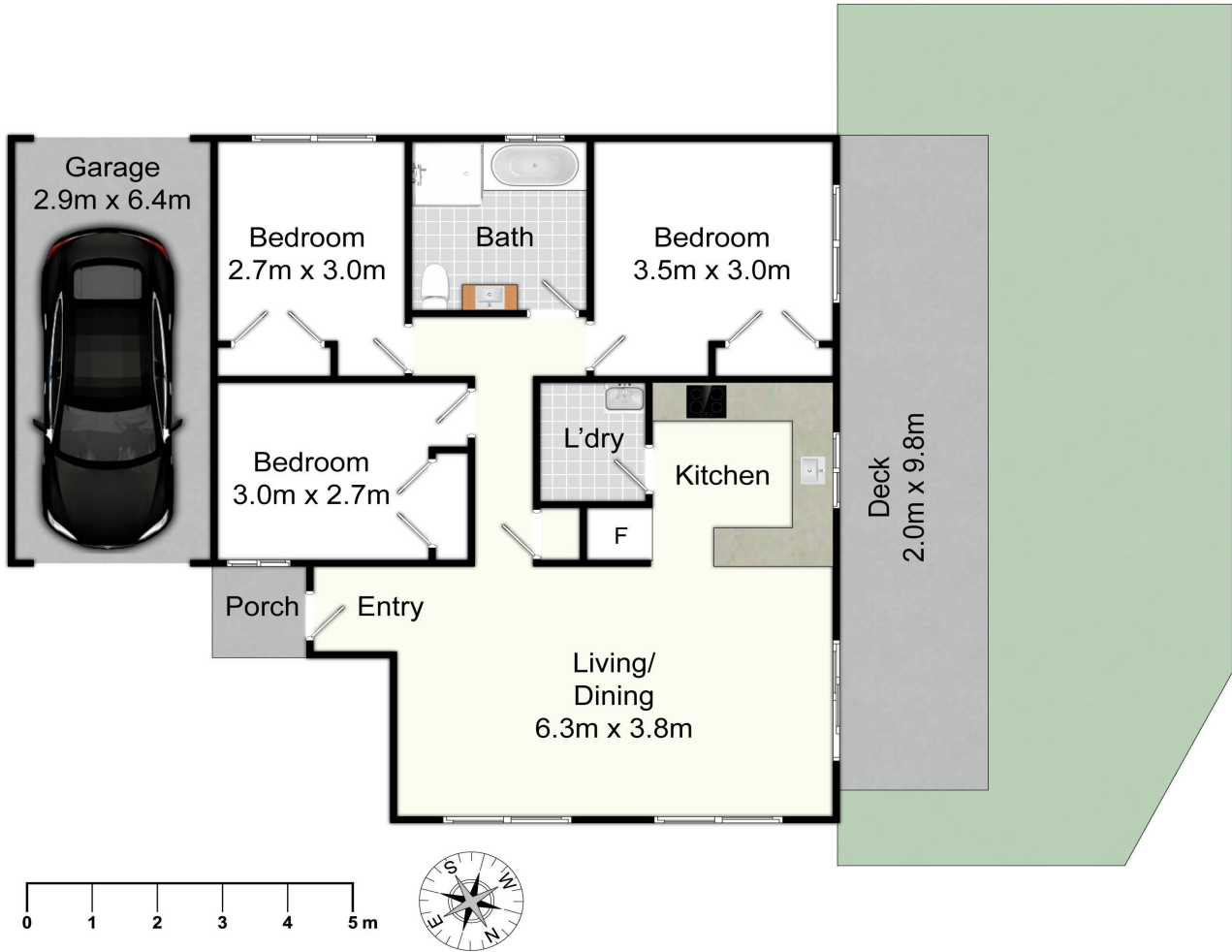
24 Ken Tubman Drive, MAITLAND NSW 2320

maitland.ljhooker.com.au | maitland@ljhooker.com.au



LJ Hooker Maitland
(02) 4933 5511

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.



15/171 Tahitian Court, Ashtonfield

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.

LJ Hooker
Maitland

LJ Hooker

LJ Hooker Maitland
(02) 4933 5511

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.