






1/9 Durban Crescent, East Maitland

3  1  1 

## TORRENS TITLE DUPLEX!!

Positioned in a sought-after new subdivision on the border of East Maitland and Ashtonfield, this near-new Torrens title duplex presents an outstanding opportunity for investors and homebuyers alike. Set in a back street with a peaceful leafy outlook across a reserve, the home delivers a low-maintenance lifestyle without compromising on comfort or convenience.

Step inside to discover an open plan living and dining area, beautifully finished with tiled flooring throughout and complemented by a split system reverse cycle Daikin air conditioner for year-round comfort. The modern kitchen is well-appointed with stainless steel appliances, gas cooking, and ample storage, making it both functional and stylish.

Accommodation includes three generously sized bedrooms, all with built-in robes, while the main bathroom offers a practical layout with a full bath and separate shower-ideal for families or tenants.

The property also features a single garage with automatic door and internal access, along with a private courtyard perfect for relaxing or entertaining.

Currently leased to excellent tenants until September 2026, with the potential for them to stay on, this is a ready-made investment with

**FOR SALE**  
\$699,000

### AGENTS

Kane Bradley  
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kbradley.maitland@ljhooker.com.au

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0423 525 335  
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### AGENCY

LJ Hooker Maitland  
(02) 4933 5511

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

immediate returns. Conveniently located close to Stockland Greenhills Shopping Centre, quality schools, and public transport, this is a rare opportunity to secure a quality property in a high-demand location.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

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## MORE DETAILS

Property ID	1F4JF6H
Property Type	DuplexSemi-detached
Including	Air Conditioning Built-in-Robes Close to Shops Close to Transport Liveability

### Kane Bradley 0423 525 335

Director/Licensee in Charge | [kbradley.maitland@ljhooker.com.au](mailto:kbradley.maitland@ljhooker.com.au)

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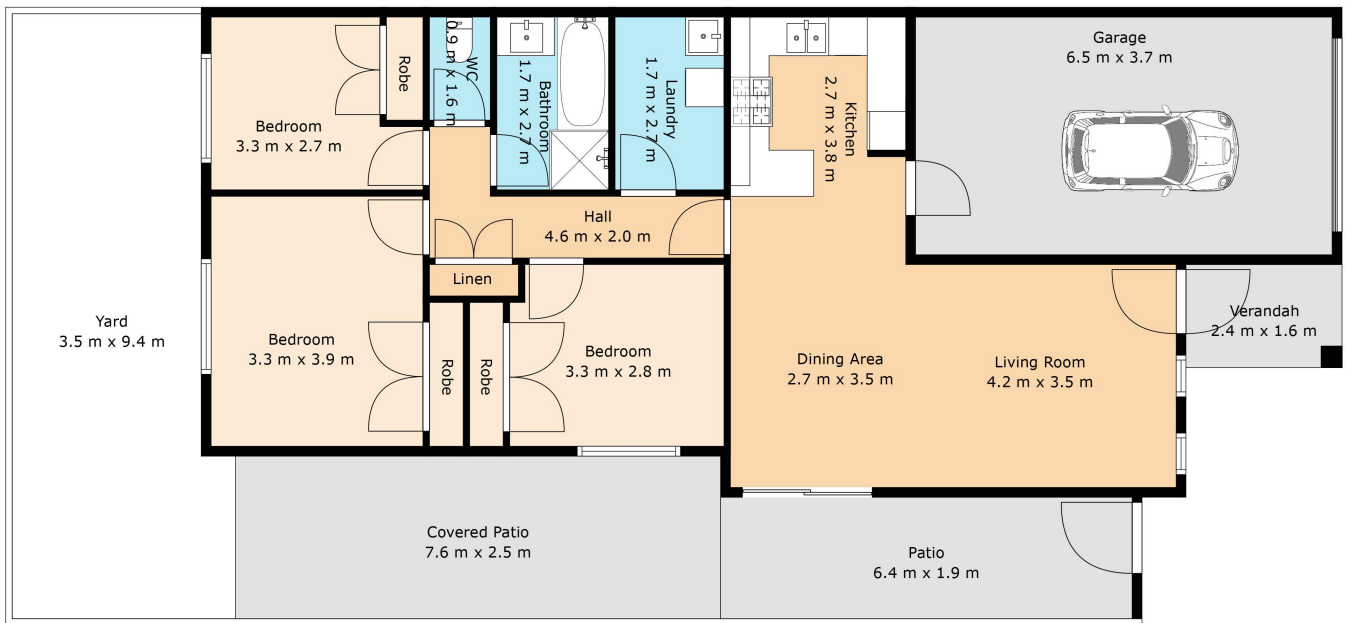
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# 1/9 Durban Cres, East Maitland



**Total: 89 m<sup>2</sup>**

1st Floor: 89 m<sup>2</sup>

Excluded Areas: Garage: 24 M<sup>2</sup>, Covered Patio: 19 M<sup>2</sup>, Patio: 12 M<sup>2</sup>,  
Verandah: 4 M<sup>2</sup>, Walls: 7 m<sup>2</sup>



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Maitland

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