



## East Maitland, 4 Wallis Street

Come One, Come All!

Whether you're a first-home buyer, downsizer or investor - there's plenty to like about this immaculate three bedroom clad & colourbond home.

Proudly perched on the high side of the street and framed with a quaint front porch where you can sit and look over the open farmland across the road, first impressions & everlasting sunsets are soon to be in your future!

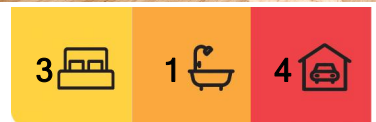
Internally, the possibilities are endless, with 3 good bedrooms on offer, high ceilings, & a modern kitchen and bathroom that are in excellent condition. The QLD room offers a great option for secondary living, or relaxed meals & looks out to the sun drenched backyard, being low maintenance at its finest.

Fantastic side access is showcased here, and further taken advantage of by the garage & triple carport, which is more than enough to cater to the whole families car accomodation



**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.

**SOLD**



**For Sale**  
\$675,000

**View**  
[ljhooker.com.au/1DB5F6H](http://ljhooker.com.au/1DB5F6H)

**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

or for the tradie/come handy person to enjoy a great workshop while the "work horse" is undercover.

With growth in the local area at an all-time high, for the investors, this would be an ideal addition or start to your investment portfolio aspirations. With some skill applied, perhaps the garage may be converted into a granny flat, allowing for the highly coveted dual income stream (STCA).

For the owner occupier, vacant possession is on offer and this allows your imagination here to run wild. The classic construction would benefit from further extension & renovations, securing you your crowning jewel achievement in a more than ideal location!

With its superb location - only being a short walk & drive to literally everything & anything you'd want —from shopping, lifestyle & transport - we see this property as an absolute winner!

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 & Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

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## More About this Property

<b>Property ID</b>	1DB5F6H
<b>Property Type</b>	House
<b>Land Area</b>	651 m <sup>2</sup>
<b>Including</b>	Toilets (2)

### Todd Fisher 0438 592 920

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

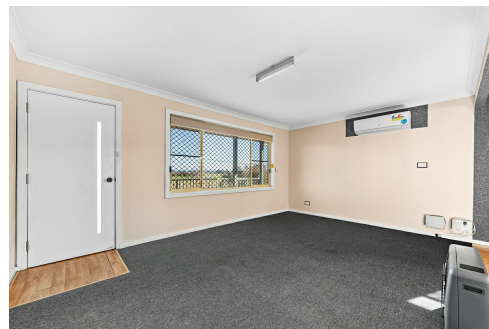
### Ben Cotton 0434 638 822

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

### LJ Hooker Maitland (02) 4933 5511

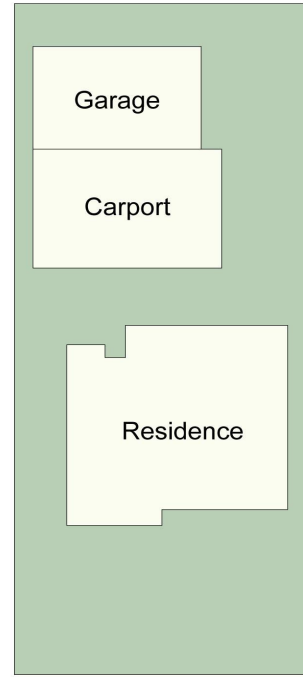
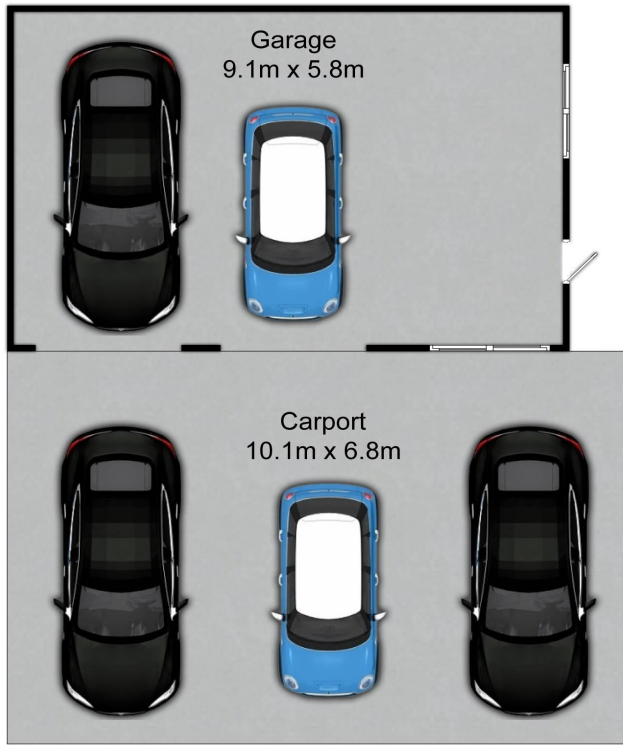
24 Ken Tubman Drive, MAITLAND NSW 2320

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

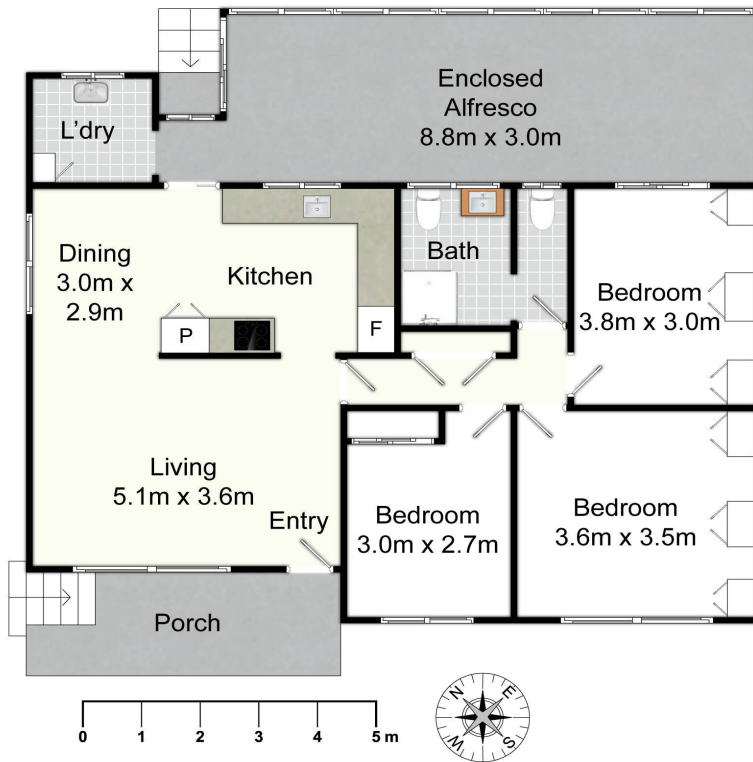


**LJ Hooker Maitland**  
**(02) 4933 5511**

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Site Plan  
Not To Scale



#### 4 Wallis St, East Maitland

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**

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(02) 4933 5511

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