

## Gillieston Heights, 2/45 Camelia Street

### Brand New Villas!!

\*\*\*Expected Registration of Subdivision Certificate early 2025\*\*\*

Your choice of 2, brand new individual 3 bedroom, 2 bathroom villas exists here! NOTE: photos reflect 45a Camelia Street.

Proudly positioned on the high side of the street, in the ever popular locality of Gillieston Heights, these modern Strata Title villas deliver a seamless floor plan along with low maintenance living at its finest, making these a perfect option for First Home Buyers, Downsizers and Investors looking for their next savvy purchase.

Stepping inside each of the properties, you're welcomed by modern & neutral colour palettes that provide the ideal backdrop for your own personal style, and with clean tile finishes & ducted air conditioners in place. We know that you will love the floorplan.



**For Sale**  
\$590,000

**View**  
[ljhooker.com.au/1DS3F6H](http://ljhooker.com.au/1DS3F6H)

**Contact**  
**Todd Fisher**  
0438 592 920  
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**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.

Continuing down the hallway, the well-appointed master bedroom awaits you, boasting its own private ensuite and walk through his & hers wardrobe.

Further to the rear of the home, the sleek open-plan kitchen and living area take center stage, offering a perfect setting for casual eats. The kitchen is brilliant with stone bench tops & stainless steel appliances, plus subway tile splashback, and a gas cooktop. This space seamlessly connects to the undercover outdoor entertainer, an ideal spot for summer entertaining or your morning coffee ritual.

From a leasing perspective, we would anticipate a yield in the proximity of \$580 per week for each of the properties.

With registration of the Strata plan forecasted into early 2025, we welcome your inspection now to pick your favourite!

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

<b>Property ID</b>	1DS3F6H
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Ensuite Air Conditioning Toilets (2) 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](mailto:tfisher.maitland@ljhooker.com.au)

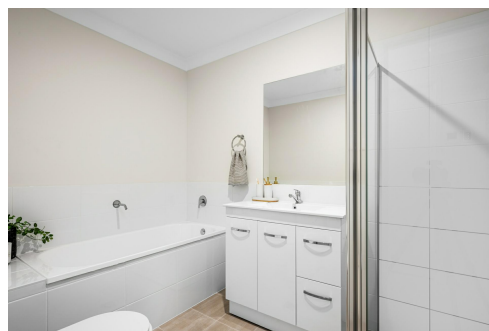
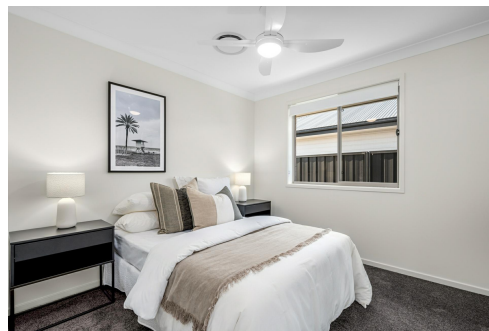
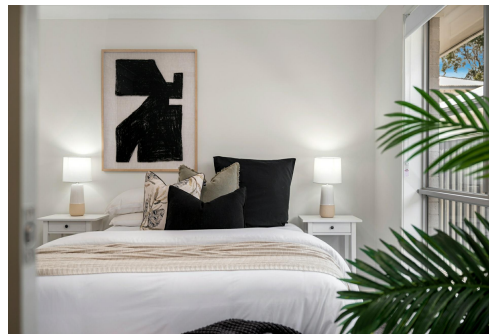
### Ben Cotton 0434 638 822

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

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Gillieston Heights

DISCLAIMER: Plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

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Maitland

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