



## Greta, 14c Devon Street

### DUAL INCOME PROPERTY!! GREAT RETURN

Located in the heart of the thriving Hunter Valley, this rare dual occupancy opportunity in Greta offers the ideal investment for those seeking immediate returns and long-term growth.

Positioned in one of NSW's fastest-growing regional hubs, Greta has experienced strong capital growth over the past 3–4 years, with more to come thanks to its proximity to key infrastructure and future land availability.

With easy access to the Hunter Expressway, you're just 30 minutes from Newcastle, minutes to local schools and shopping, and a short drive to major retail precincts in Huntlee and Rutherford. Convenience and growth potential don't get much better than this.

On offer are two residences on one title —a spacious 3-bedroom unit paired with a 2-bedroom dual occupancy, giving you flexibility, dual income, and strong yield potential.



**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.

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3

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**For Sale**  
\$845,000

**View**  
[ljhooker.com.au/1E36F6H](https://ljhooker.com.au/1E36F6H)

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



The 3-bedroom unit includes open-plan living, built-in robes to all bedrooms, ensuite to the master, a main bathroom with separate bath and shower, internal laundry, and a private, fully fenced courtyard. It also features a double garage with internal access, enhancing tenant appeal and functionality.

The attached 2-bedroom residence offers its own open-plan living zone, generous bedrooms with built-ins, a practical U-shaped kitchen with excellent bench and cupboard space, and a large, fully fenced backyard. On-street parking is available.

Currently returning \$480 per week from the 3-bedroom unit, with the 2-bedroom expected to achieve \$430 per week, this property provides a strong combined return of \$910 per week. Add in potential depreciation benefits and eligibility for the NSW New Home Owners Grant —and this is an investment that works on every level.

Smart investors will recognise the rare value here —dual-income properties in locations like Greta don't stay available for long.

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

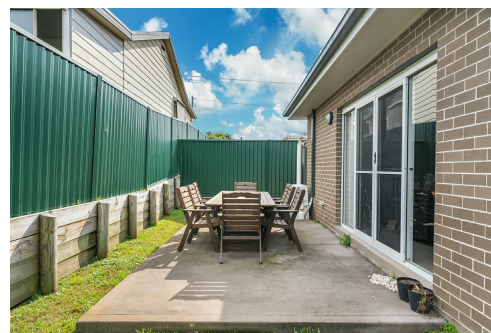
All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## More About this Property

<b>Property ID</b>	1E36F6H
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Liveability

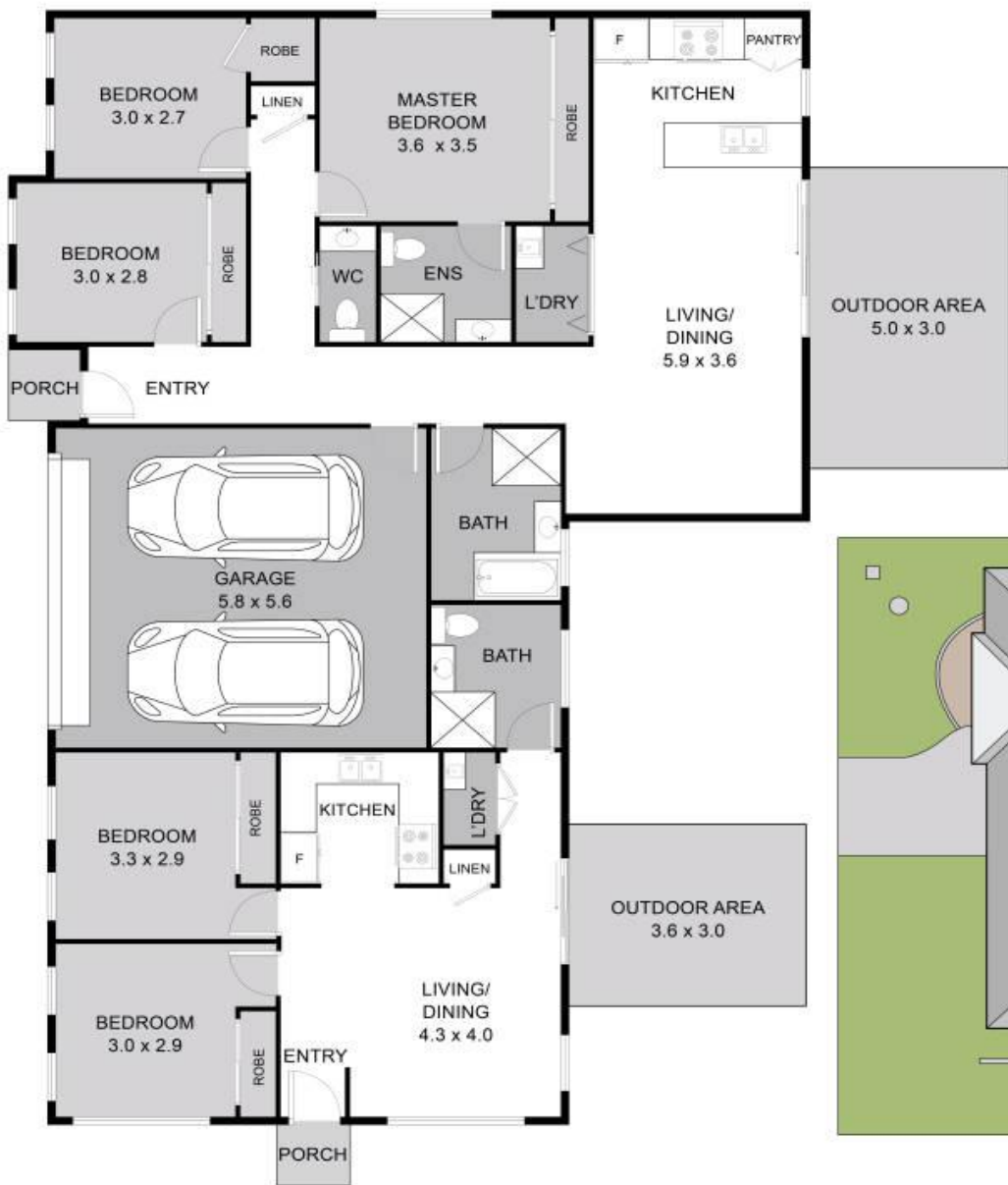
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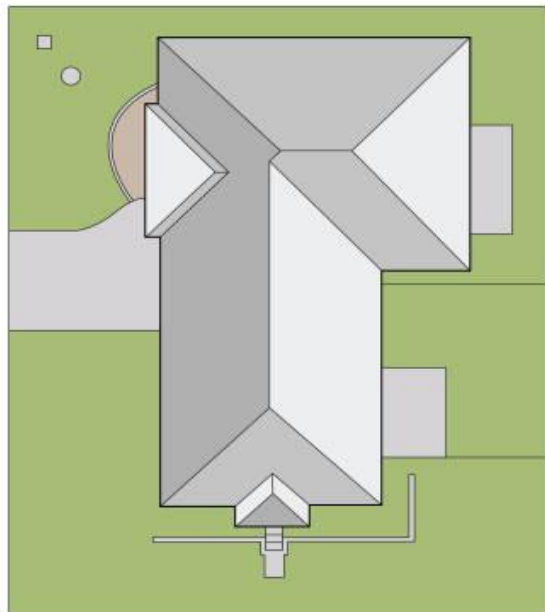


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FLOOR PLAN



SITE PLAN  
NOT TO SCALE

## 14C Devon Street, Greta

**DISCLAIMER:** The plans provided are for illustrative purposes only and do not form part of any legal document or title. They may contain errors, omissions, or inaccuracies and should not be relied upon as an exact reference. Interested parties are advised to conduct their own investigations using independent sources. Measurements are rounded to the nearest 100mm.



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