



31 Hunter Street, Greta

Space, Side Access & Subdivision Potential!

Positioned within the sought after township of Greta, this well presented home offers comfortable living, plenty of outdoor space, and the added convenience of a generous 852sqm corner block with excellent side access & subdivision potential!

Stepping inside, the home offers you a large L shaped living dining to kitchen space - complete with combustion fireplace. The front living is a comfortable space to relax and unwind, while the practical kitchen offers everything needed for everyday family living. The three bedrooms are all clustered together - all containing built in robes & close to the main bathroom for increased functionality.

With a functional layout and plenty of opportunity to make the home your own, this is a property that can be enjoyed immediately while giving you plenty of scope to add your own personal touches over time.

Outside is where this property really shines, with the impressive 852sqm corner block providing plenty of usable yard space for the family, pets, entertaining or simply enjoying the outdoors. The property also benefits from excellent side access leading through to

3 1 3

FOR SALE
\$790,000 to \$820,000

VIEW
Sat 26th Sep @ 10:00AM - 10:30AM

AGENTS
Jack Fisher
0438 165 825
jfisher.maitland@ljhooker.com.au

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

AGENCY
LJ Hooker Maitland
(02) 4933 5511

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.

 **LJ Hooker**

the shed, making it ideal for those needing additional storage, a workshop, space for vehicles or trailers - or possibly a full development of the site, with a generous corner & broad frontage, we could see a second lot being birthed or at the very least, a granny flat - the rear currently allows for approx 317sqm addressing its own street frontage.

The location is another major highlight, with the property positioned close to local schools, shops, and everyday amenities, while convenient access to the Hunter Expressway makes travelling throughout the Hunter Valley and surrounding areas simple and convenient.

Whether you're looking to make your first move into the property market, downsize without compromising on outdoor space, or secure a solid investment, 31 Hunter Street, Greta presents a fantastic opportunity in a convenient Hunter Valley location.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Jack Fisher 0438 165 825 or Todd Fisher 0438 592 920 - 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 DETAILS

Property ID	1FERF6H
Property Type	House
Land Area	852 m2
Including	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport

Jack Fisher 0438 165 825

Licensed Real Estate Agent | jfisher.maitland@ljhooker.com.au

Todd Fisher 0438 592 920

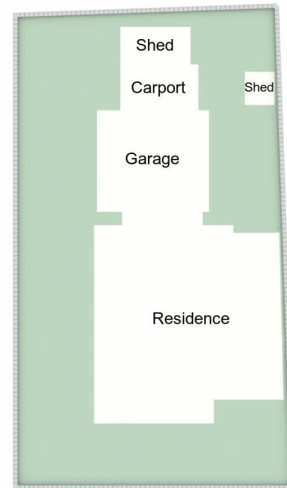
Salesperson | tfisher.maitland@ljhooker.com.au

LJ Hooker Maitland (02) 4933 5511

24 Ken Tubman Drive, MAITLAND NSW 2320

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





Site Plan
(Not to Scale)



31 Hunter St, Greta

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

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.

 **LJ Hooker**