



## Maitland, 28 Ward Street

Endless Potential on a Massive 1000m<sup>2</sup> Block!

This 3-bedroom, 1-bathroom home is bursting with opportunity! Set on a huge 1000m<sup>2</sup> block with rare mixed use zoning (Residential & Commercial), this property is perfect for first home buyers looking to renovate and make it their own, or savvy investors wanting to capitalize on the flexible land use.

The Takeaways - Instant returner with possible lease on house at \$500pw while you plan for the future. MU1 zoning which could allow for a multi dwelling townhouse development STCA.

The home features a single garage and a solid layout, offering plenty of scope for improvements inside. With some TLC, it could be transformed into a charming residence or adapted for commercial use, subject to council approval.

The floorboards are just begging for a little love and some new carpet and paint would



**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.



**For Sale**  
\$679,000 to \$719,000

**View**  
By Appointment

**Contact**  
**Todd Fisher**  
0438 592 920  
tfisher.maitland@ljhooker.com.au  
**Jack Fisher**  
jfisher.maitland@ljhooker.com.au

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



make this great again!

Located in a growing area, this is a unique chance to secure a property with development potential and long-term value. Whether you're looking to renovate, rent, or redevelop —this is one not to miss!

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Jack Fisher 0438 165 825 - 7 days for all inspections & further information.

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## More About this Property

<b>Property ID</b>	1EBRF6H
<b>Property Type</b>	House
<b>Land Area</b>	999 m2
<b>Including</b>	Toilets (1) City Views 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)

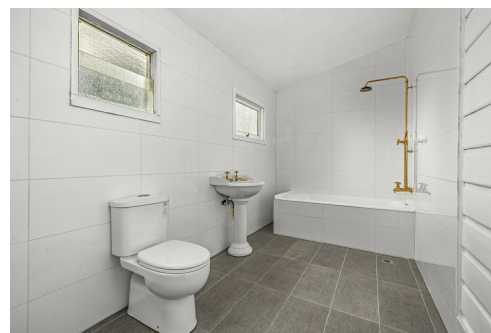
### Jack Fisher

Sales Associate | [jfisher.maitland@ljhooker.com.au](mailto:jfisher.maitland@ljhooker.com.au)

### LJ Hooker Maitland (02) 4933 5511

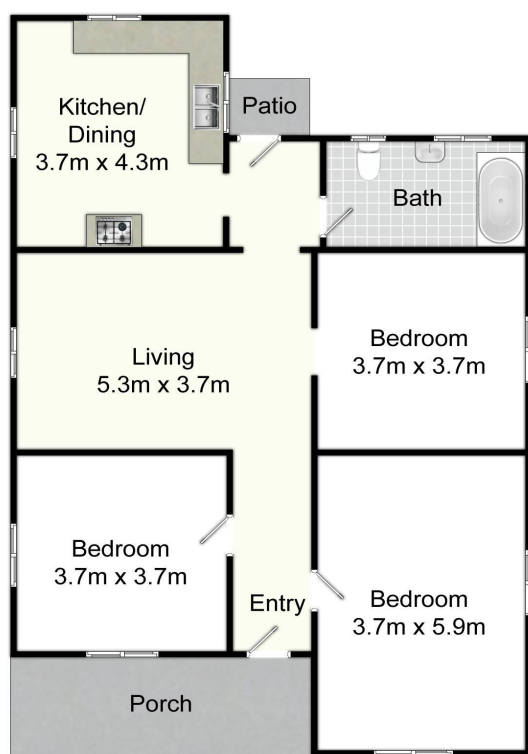
24 Ken Tubman Drive, MAITLAND NSW 2320

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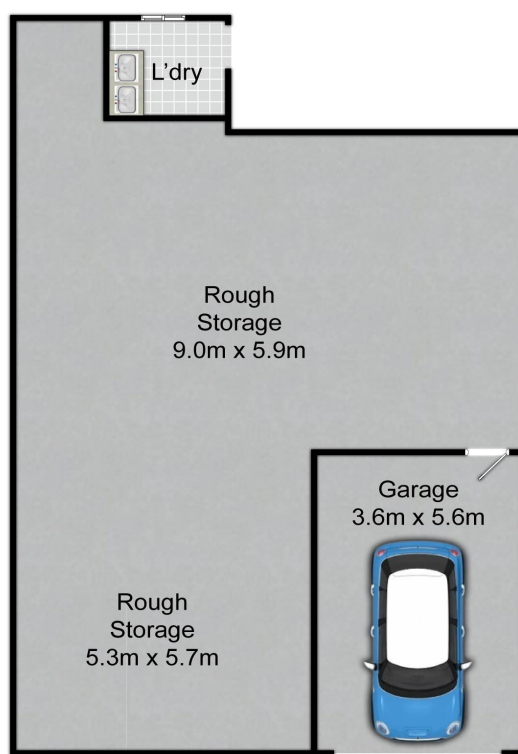


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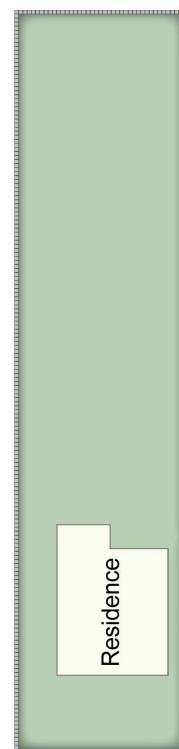
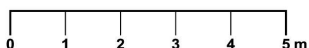
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Upper Level



Lower Level



Site Plan  
(Not to Scale)

28 Ward St, Maitland

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**LJ Hooker**  
Maitland

**LJ Hooker**

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