



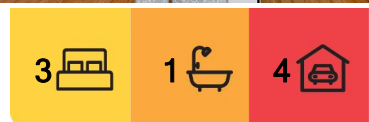
## Telarah, 13 South Street

CORNER BLOCK + BIG SHED = HUGE POTENTIAL

Positioned in the charming and highly sought-after suburb of Telarah, this classic miner's cottage is brimming & bursting at the seams with potential. Solidly built and offered for the first time in over 70 years, it presents an exciting opportunity for first-home buyers, investors, or those looking to enhance and add value, and settle down for the long haul.

While quaint, this home it is reasonably move-in ready, while you map out your future improvements. The home features three well-sized bedrooms, an original kitchen, and a tidy shower bathroom. The living area/lounge room is super sized and the home has a wonderful homely feel about it.

Set on a generous block with convenient side-lane access, the backyard is a blank canvas, primed for future additions such as a garage, carport, or deck. Even more exciting is the potential for a granny flat (subject to council approval), providing an excellent opportunity for a dual income. The massive machinery workshop is a great place to store the toys or



**For Sale**  
\$600,000

**View**  
[ljhooker.com.au/1DWUF6H](http://ljhooker.com.au/1DWUF6H)

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for the tradie, an ideal lockup space to the tools.

The homes exterior has been freshly painted with the weatherboards in excellent condition and the roof looks like new!

The location couldn't be better-directly opposite Telarah's local shopping village, and walking distance to Telarah Public School, Telarah Bowling Club, and with Telarah Station only 2km away for an easy commute.

Whether you're looking for a solid prospect with guaranteed investment returns, or a first home with room to grow, this property is a rare find in a thriving area.

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.

## More About this Property

<b>Property ID</b>	1DWUF6H
<b>Property Type</b>	House
<b>Land Area</b>	622 m2
<b>Including</b>	Toilets (2) 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

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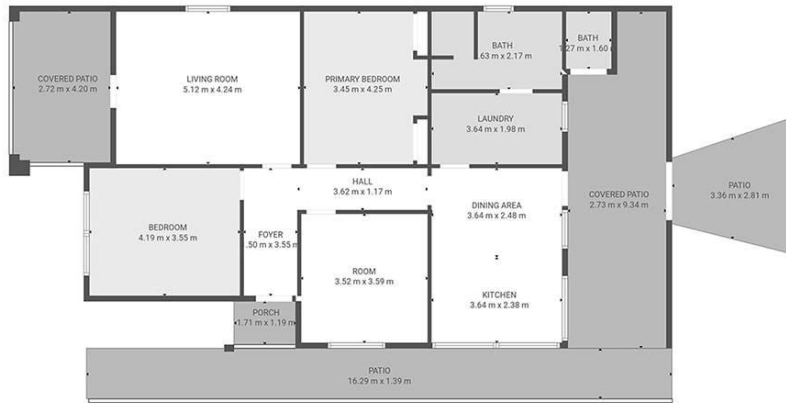
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**TOTAL: 113 m2**  
**FLOOR 1: 113 m2**  
**EXCLUDED AREAS: PORCH: 2 m2, COVERED PATIO: 34 m2, PATIO: 32 m2,**  
**GARAGE: 77 m2, STORAGE: 4 m2**

FLOOR PLAN

13 South Street  
 Telarah

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.

