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Property Details



6 & 6A Orchard Close, Gillieston Heights

**Exceptional Investment Opportunity:
Dual Key Property in Gillieston Heights**

5  3  2  **\$950,000**

Remote Garage

Fully Fenced

Built In Robes

Dishwasher

Nestled in the highly sought after suburb of Gillieston Heights, this dual key property offers a unique opportunity for investors looking to secure a high performing asset. Set on a spacious 784m² block, this property boasts two fully self-contained units, each with separate entrances, ensuring privacy and convenience. Both units are currently tenanted, providing immediate rental income and making this an ideal addition to any investment portfolio.

The property's dual key design offers flexibility, whether you choose to continue leasing both units for consistent returns or potentially occupy one side while renting out the other. With a growing demand for quality rental properties in the area, this property represents a secure long term investment with the potential for solid capital growth.

The location is a standout feature, positioned in close proximity to all essential amenities. Gillieston Heights is a rapidly growing suburb with easy access to a local daycare, schools, parks and public transport. Commuters will appreciate the short drive to Maitland and surrounding areas, making it an appealing location for people seeking both convenience and lifestyle. In addition to its current appeal, the large 784m² block offers future potential for expansion or redevelopment, adding further value to this already enticing opportunity.

Whether you're a seasoned investor or exploring your first property purchase, this dual key property presents a rare chance to secure a high-yield investment in a growing, family friendly

suburb. With both sides fully tenanted, you can enjoy a steady stream of income from day one. Don't miss out on this exceptional opportunity in Gillieston Heights!

This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 for further information or to book your private inspection.

Disclaimer: 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.

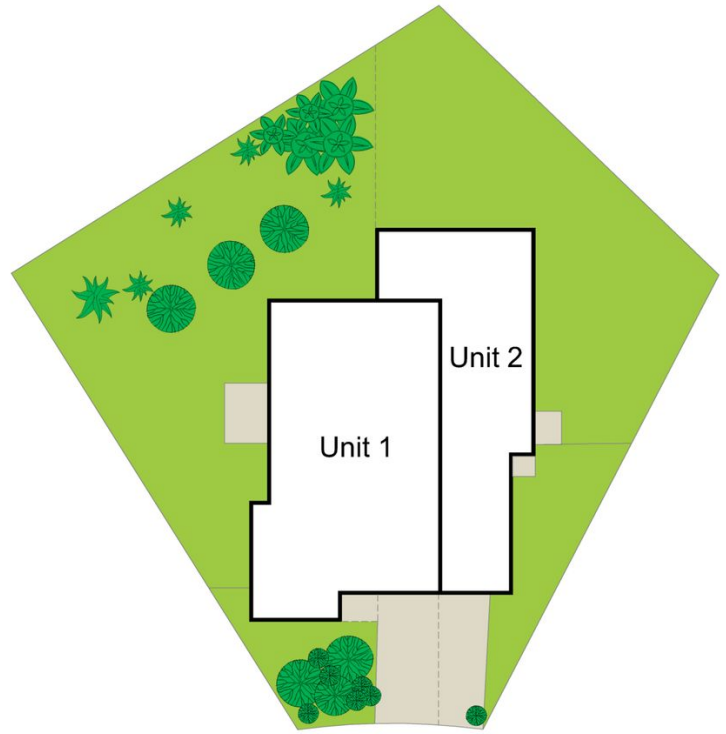
First National Real Estate Maitland - We Put You First.

Floorplan



Unit 1 = 103.6 Sq M

Unit 2 = 66.5 Sq M



(SITE PLAN NOT TO SCALE)



Approximate Gross Internal Area = 170.1 sq m (Including Garage)



Property Inclusions

Living Areas

6A Orchard

LOUNGE | DINING ROOM

Tiled floor

Split system ac

Double power point

Downlight

Television point

Ceiling fan

KITCHEN

Tiled floor

Dark grey cabinetry

Double power points

Four burner cooktop

Oven

Downlights

Single stainless-steel sink

Stainless steel dishwasher

Smoke alarm

6 Orchard

LOUNGE ROOM

Tiled floor

Split system ac

Double power point

Downlight

Sliding glass door to backyard

Television point

Ceiling fan

KITCHEN

Tiled floor

Dark grey cabinetry

Double power points

Four burner cooktop

Oven

Downlights

Double stainless-steel sink

Stainless steel dishwasher

Smoke alarm

Pantry

Bedrooms

6A Orchard

BEDROOM ONE

Lino floor

Built in triple glass door robe

Down lights

Ceiling fan

Double power point

BEDROOM TWO

Lino floor

Built in glass door robe

Down lights

Double power point

6 Orchard

MAIN BEDROOM

Lino floor

Downlights

Double power point

Walk in robe

Ensuite

Ceiling fan

BEDROOMS TWO AND THREE

Lino floor

Built in glass door robe

Downlights

Double power point

Wet Areas

6A Orchard

BATHROOM

Tiled floor

Free standing shower

W/c toilet

Single white vanity

Towel rail

Wall mounted mirror

Exhaust fan

Down lights

LAUNDRY

Storage cupboard

Single stainless steel sink

Tiled floor

Downlights

Door access to backyard

Double power point

6 Orchard

BATHROOM

Tiled floor

Free standing shower

Toilet

Towel rail

Wall mounted mirror

Exhaust fan

Downlights

Bath

ENSUITE

Single white vanity

Tiled floor

Free standing shower

Toilet

Wall mounted mirror

Double power point

LAUNDRY

Storage cupboard

Single stainless steel sink

Tiled floor

Downlights

Double power point

Wall mounted mirror

White vanity

Comparables Sales



33 TANGERINE STREET, GILLIESTON HEIGHTS, NSW 2321, GILLIESTON HEIGHTS

5 Bed | 3 Bath | 2 Car
\$950,000
Sold ons: 16/08/2024
Days on Market: 102



40 ARDENNES CIRCUIT, GILLIESTON HEIGHTS, NSW 2321, GILLIESTON HEIGHTS

5 Bed | 3 Bath | 2 Car
Sold ons: 15/07/2024
Days on Market: 127

Land size: 617
sale - sold



6 PRAIRIE WAY, GILLIESTON HEIGHTS

6 Bed | 3 Bath | 2 Car
\$979,000
Sold on: 30/08/2024



726 CARTWRIGHT STREET, GILLIESTON HEIGHTS

5 Bed | 3 Bath | 2 Car
\$875,000
Sold on: 19/01/2024

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Relevant Documents

[Marketing Contract](#)

[Rental Letter](#)

[Rental CMA Pricing Report](#)

About Gillieston Heights

Showing enormous growth in recent years with the opening of a number of new housing estates and the creation of the Hunter Expressway and entry/exit just 5 minutes from suburb. More and more we are seeing people move from Newcastle into this area with housing more affordable and access to the city increased. A primary school and general store come bottle shop as well as an array of cycle and walking tracks and a community centre provide lifestyle living.

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Gillieston Heights falls on the traditional lands of the Mindaribba people.

Schools

Gillieston Heights Primary School
St John's The Baptist Catholic Primary School
Rutherford Technology High School
All Saints Collage Maitland

Cafes and Restaurants

The Whistler

The Pour House

The Grand Junction Hotel

Heddon Greta Pub

Fratelli Roma

South of the Border

Maitland Park Bowling Club

Shopping | Activities

Pender Place Shopping Centre

Aldi Maitland

The Levee

Heddon Greta Shopping Strip

Kurri Kurri Main Street

About Us



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

0408 270 313

pat@fnrem.com.au

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



AIDEN PROCOPIS

ASSISTANT REAL ESTATE AGENT | PROPERTY
SALES CONSULTANT

0456 66 44 81

aiden@fnrem.com.au

Known for his dedication and caring approach, Aiden has a passion for real estate and a keen understanding of the market. Working alongside Lead Agent Patrick Howard, Aiden provides his clients with accurate advice tailored to their needs. He's a great listener, ensuring clients' preferences and concerns are heard, making the buying or selling process stress-free.

Aiden's integrity and ethics shine through in all his dealings, earning him a reputation for fair practices and building client relationships. Leveraging the latest technology, Aiden offers seamless assistance and efficient communication. He goes above and beyond to help clients find their dream homes or make successful sales. With Aiden as their guide, clients can trust they have a dedicated professional committed to making their real estate goals a reality.

Outside of real estate, Aiden is a keen and talented rugby union player, currently playing on the wing in the first XV for the Maitland Blacks. His ability to work within a team environment means he fits in perfectly with our culture at First National Maitland and we are excited to have him a part of our close knit family of professionals.

Get in contact with Aiden today for all your residential sale needs.

[Phone Pat](#)

[Email Pat](#)

Disclaimer

First National Maitland a declare that 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 inquiries.

All images in this e-book are the property of First National Maitland. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.