

## Table of Contents

- | [Property Details](#)
- | [Floorplan](#)
- | [Property Inclusions](#)
- | [Comparables Sales](#)
- | [Relevant Documents](#)
- | [About Gillieston Heights](#)
- | [About Us](#)
- | [Disclaimer](#)

## Property Details



### 6 Horizon Street, Gillieston Heights

Under Offer - Stylish and Spacious Family Living in Gillieston Heights

3  3  2  **\$749,000**

1 Ensuite

Study

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Nestled in the vibrant and family friendly community of Gillieston Heights, this delightful three bedroom home is the perfect choice for first-time buyers, investors, or those looking to downsize without compromising on comfort and convenience. Designed to cater to modern living, this property offers a seamless blend of style, space, and functionality.

Step inside and be greeted by the inviting layout that begins with the master bedroom featuring a walk-in wardrobe and a sleek ensuite. Further down the house, two additional generously sized bedrooms provide plenty of room for children or guests, while a versatile media room offers the option of a fourth bedroom or a home office, giving unmatched flexibility.

The heart of the home is the light filled open plan living, dining and kitchen area, perfect for family gatherings or entertaining friends. Through to the kitchen is well appointed with quality appliances, double sink, ample storage and a smooth island bench. In between the bedrooms and media room is a central bathroom, a built in study and a separate laundry adding to the home's thoughtful design.

Outside you'll find a fully fenced yard with side access, ideal for securely parking a boat or camper trailer. The double garage offers secure parking for two vehicles and additional storage

space. To top it off, the property comes with an attached solar system, helping you save on energy costs while reducing your environmental footprint.

Conveniently located close to schools, parks, shopping centres, and transport links, this property has everything you need to enjoy a relaxed, family-oriented lifestyle.

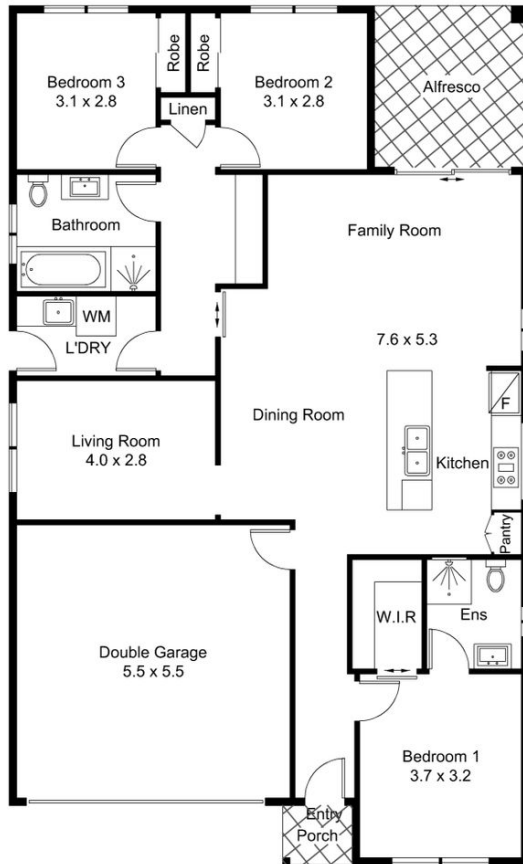
Don't miss your chance to secure this fantastic home in a highly sought-after area!

This property is proudly marketed by Pat Howard, contact 0408 021 921 or Aiden Procopis 0456 664 481 for further information or to book your private inspection.

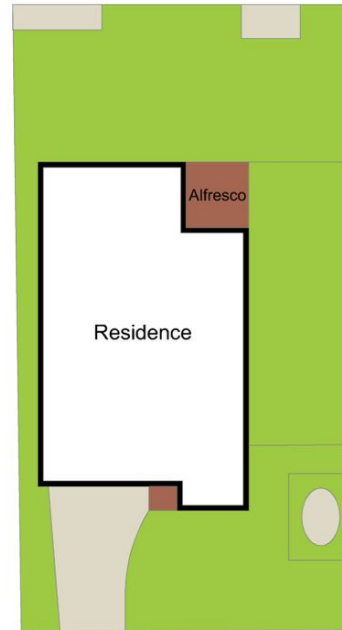
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First National Real Estate - We Put You First

# Floorplan



**Ground Floor**



(Site Plan Not To Scale)



Approximate Gross Internal Area = 165.3 sq m (Including Double Garage)



## Property Inclusions

### Living Areas

#### KITCHEN

Stone benches

Laminex cabinetry

900mm duel-fuel free standing stove

Five-burner gas cooktop

Stainless steel range hood

Handleless cabinetry

Pantry

Window splashback

Westinghouse stainless steel dishwasher

Microwave neish

Fridge neish

Dome light

Pendant lights

Breakfast bar

Double sink

Retractable hose-tap

#### LIVING | DINING ROOMS

Laminex flooring

Ceiling fan | light

Fujitsu split system air conditioner

Roller blinds

Double door sliding door

Flyscreen door

Study nook in the hallway with shelving

# Bedrooms

## MASTER SUITE

Sisal carpet

Wall mounted split system air conditioner

Ceiling fan | light

Sliding window

Curtains

Roller blind

Walk in robe

## BEDROOMS TWO - FOUR

Sisal carpet

Double-door mirrored robe

Ceiling fan | light

Sliding window

Roller blinds

# Exterior

## FRONT

Front porch

Painted concrete driveway

Double remote door

Diamond grill screen door

Pedestrian side access

Limited side vehicle access

## REAR

Tiled Alfresco area under roofline

Dome light

Retaining

Timber fences

Garden shed

Citrus tree

External awnings on rear windows

Low maintenance yard

## GARAGE

Internal access

NBN connection

16 Panel solar system

Manhole

Remote garage door



# Wet Areas

## ENSUITE

Brown floor tiles

Subway wall tiles

Clear glass shower screen

Porcelain WC

Frosted glass sliding window

Roller blind

Vanity with stone benches

Shower neish

## MAIN BATHROOM

Brown floor tiles

Subway wall tiles

Single vanity with stone bench

Sliding frosted glass window

Roller blinds

Clear glass shower screen

Bath in hob

Three-way light

Porcelain WC

Wall mounted mirror

## LAUNDRY

Brown floor tiles

External access

Hard door with frosted glass

Sink in bench

Under bench storage

Shelf

Dome light

Extractor fan

## Comparables Sales



### 3 HORIZON STREET, GILLIESTON HEIGHTS, NSW 2321, GILLIESTON HEIGHTS

4 Bed | 2 Bath | 2 Car  
\$755,000  
Sold ons: 01/10/2024  
Days on Market: 14

Land size: 554.9



### 30 HILLCREST DRIVE, GILLIESTON HEIGHTS, NSW 2321, GILLIESTON HEIGHTS

4 Bed | 2 Bath | 2 Car  
\$805,000  
Sold ons: 14/05/2024  
Days on Market: 30

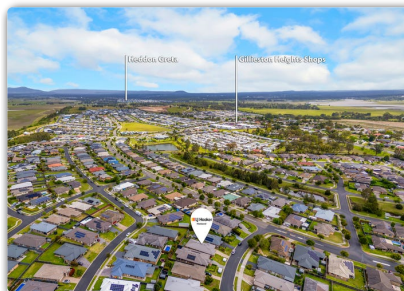
Land size: 753



### 12 BLACKSMITH ROAD, GILLIESTON HEIGHTS, NSW 2321, GILLIESTON HEIGHTS

4 Bed | 2 Bath | 2 Car  
\$760,000  
Sold ons: 02/04/2024  
Days on Market: 111

Land size: 512



### 63A SCENIC DRIVE, GILLIESTON HEIGHTS, NSW 2321, GILLIESTON HEIGHTS

4 Bed | 2 Bath | 2 Car  
\$705,000  
Sold ons: 13/11/2024  
Days on Market: 37

Land size: 476



### 59 SADDLERS DRIVE, GILLIESTON HEIGHTS, NSW 2321, GILLIESTON HEIGHTS

4 Bed | 2 Bath | 2 Car  
\$740,000  
Sold ons: 29/02/2024  
Days on Market: 24

Land size: 545.9

## Relevant Documents

[Marketing Contract](#)

[Rental Estimate 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](mailto: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

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0456 66 44 81

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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.