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10 Grevillea Street, Cliftleigh

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10 Grevillea Street, Cliftleigh

Property Gallery

It's Where You Want To Be

\$650,000



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Bedrooms Bathrooms Car spaces Land size

4

2

2

1140 sqm





10 Grevillea Street, Cliftleigh

Description



When you are situated just minutes from one of the Hunter's main arterial roads it changes more than the daily commute, you gain hours of home-making and a new look at family time. Barely 3 km from the Heddon Greta exit, it's time to give your family those extra hours each week, welcome to 10 Grevillea Street, Cliftleigh.

Being a 2020 Eden Brae Homes construction, great care was taken with the design but nothing about the home is precious, it feels very welcoming and liveable. There's a sense of harmony that runs through the whole house which you'll just love.

Open plan in design, visual drama is created in the kitchen and living area through the use of stone benchtops, a modern subway tiled splashback and quality Smeg appliances. Unspoken luxury is created with a walk-in pantry to complete the space.

A soothing neutral scheme is the hallmark of both bathrooms in the home which are completed with similar materials for a smooth progression through the home and finishing touches such as a beautiful free standing bath, feature tiles in the ensuite shower neish and porcelain WC's add the final touches.

The seamless connection between indoor and outdoor spaces is just one of the features of the home where in summer, you will have the doors constantly open really extending the home onto the undercover alfresco area and out into the flat, fully fenced yard.

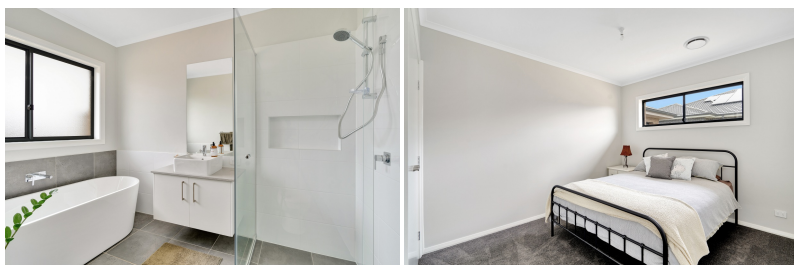
This property is proudly marketed by First National David Haggarty. For further information or to book your private inspection contact Michael Haggarty 0408 021 921 or Andrew Lange 0403 142 320. First National - We Put You First

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10 Grevillea Street, Cliftleigh

Inclusions



FRONT	Grey walls
Black stencilled drive	High windows
Double door remote garage	Double sliding door
Brick and Colourbond construction	Triple sliding door
Front porch	3 double power points
MAIN	BEDS 2-4
Dark grey plush carpet	Plush grey carpet
Pale grey walls	Grey walls
White ceilings	Double door robes
Bare bulb light	2 double power points
3 Awning windows	Elevated windows
Grey curtains	
TV point	BATHROOM
3 double power points	Grey floor tiles
Oversized door into main	Porcelain WC
Walk in robe with window for natural light	Double towel rail
	Free standing feature bath
	Stone vanity
EN-SUITE	Wall mounted mirror
Separate WC	Frosted glass sliding window
Frosted glass sliding window	Free standing shower
Grey floor tiles	Rail shower head
Oversized shower	Shower neish
Clear glass screen	Clear glass shower screen
Shower neish	Chrome tapware
Rail shower head	
Floating vanity	LAUNDRY
Stone vanity bench	Grey floor tiles
Wall mounted mirror	Stone bench
Double towel rail	Built-in tub to bench
Sliding door to WC	Washer and dryer neish's
Three-way light	Clear glass door to yard
	Over-head cupboard
MEDIA	Bare bulb
Grey plush carpet	Double door broom cupboard
Light grey walls	

Bare bulb	Walk in line with press with manhole
Elevated sliding window	
Media cables	GARAGE
TV point	Double door to front driveway
2 double power point	Triple sized (additional workshop space)
Additional elevated TV power point	Remote roller door access to back yard
KITCHEN	Internal access
Concrete look tile flooring	
Grey painted walls	BACK
Stone benches	Double sized alfresco area
Breakfast bar	Concrete flooring and lights to alfresco
Double-door plumbed fridge cavity	
Bare bulb	Large flat block
1100mm stainless steel Smeg freestanding stove	Fully fenced
5 Burner gas cook-top	Water tank
Stainless steel and glass rangehood	Outdoor power point
Walk in pantry	Not overlooked
Grey feature tile splash back	
Under bench and overhead cupboards	EXTRAS
Smeg stainless steel dishwasher	2020 construction
Double sink with chopping board and drainer	Eden Brae Homes
	Ducted AC
	NBN
	Instantaneous gas hot water
LIVING AND DINING	Wired ready for ceiling fans
Concrete flooring	1 block from playground and sporting complex



Floorplan

Approximate Gross Internal Area = 228.2 sq m / 2456 sq ft
(Including Double Garage / Workshop)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID695646)



10 Grevillea Street, Cliftleigh

Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	3 Ashton Drive	5	2	4	January 2020	800 sqm	\$635,000
2.	5 Connell Drive	4	2	2	April 2020	852 sqm	\$600,000
3.	14 Radford Street	5	2	2	September 2020	760 sqm	\$645,000
4.	17 Main Road	4	2	6	December 2019	809 sqm	\$625,000
5.	122 Saddlers Drive	4	2	2	September 2020	555 sqm	\$640,000





Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)



About Cliftleigh



Cliftleigh

Much more to this area than just the historic drive in located close by at Heddon Greta, it has seen a massive growth period since the opening of the Hunter Expressway, as Newcastle families seek more affordable housing out of the city but still within easy reach of work and family. The housing development of Cliftleigh Meadows has allowed the suburb expansion and is much sort after in both the first home buyer and investment markets, with a large rental demand as well.

AROUND CLIFTLEIGH

SCHOOLS:

- Kurri Kurri Public School
- Kurri Kurri High School
- Kurri Kurri TAFE

CAFES AND RESTAURANTS:

- Heddon Greta Pub
- Heddon Greta Bakehouse
- May & Seng Chinese
- Burger Chef Heddon Greta

ACTIVITIES:

- Heddon Greta Drive In
- Kurri Golf Club
- Kurri Kurri Indoor Aquatic & Fitness Centre



About Us

MICHAEL HAGGARTY | Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a Licensed Real Estate Agent with a strong local knowledge and reputation, for telling it how it is ! He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 25 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call! Specialising in residential, rural and commercial sales / leasing, you cannot beat local knowledge and experience !

Links

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