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## Property Details



**36 Bowden Street, HEDDON  
GRETA**

**One for the Families**

3  2  2  **\$569,000**

Air Conditioning

Open Fire Place

Remote Garage

Floor boards

Outdoor Entertaining

Fully Fenced

Built In Robes

Immaculately presented and perfectly positioned close to the Four B's of Heddon Greta (Bakery, Burgers, Bottle-o and Beauty) we have the perfect family home for you just a hop, skip and a jump off the Hunter Expressway. We love the proximity of the home to both the shops and access to the Valley. Everything is within striking distance and there's a real community feel to the area says the current vendor.

This solid three-bedroom family home promises a lifestyle of simplicity, comfort and space in a quiet family orientated neighbourhood.

Showcasing three bedrooms all with ceiling fans and built in robes, and the main bedroom offers the luxury of an ensuite. An informal combined living and dining area flows into the spacious kitchen complete with walk in pantry and additional living space is aplenty with a sunken formal lounge room and adjoining formal dining.

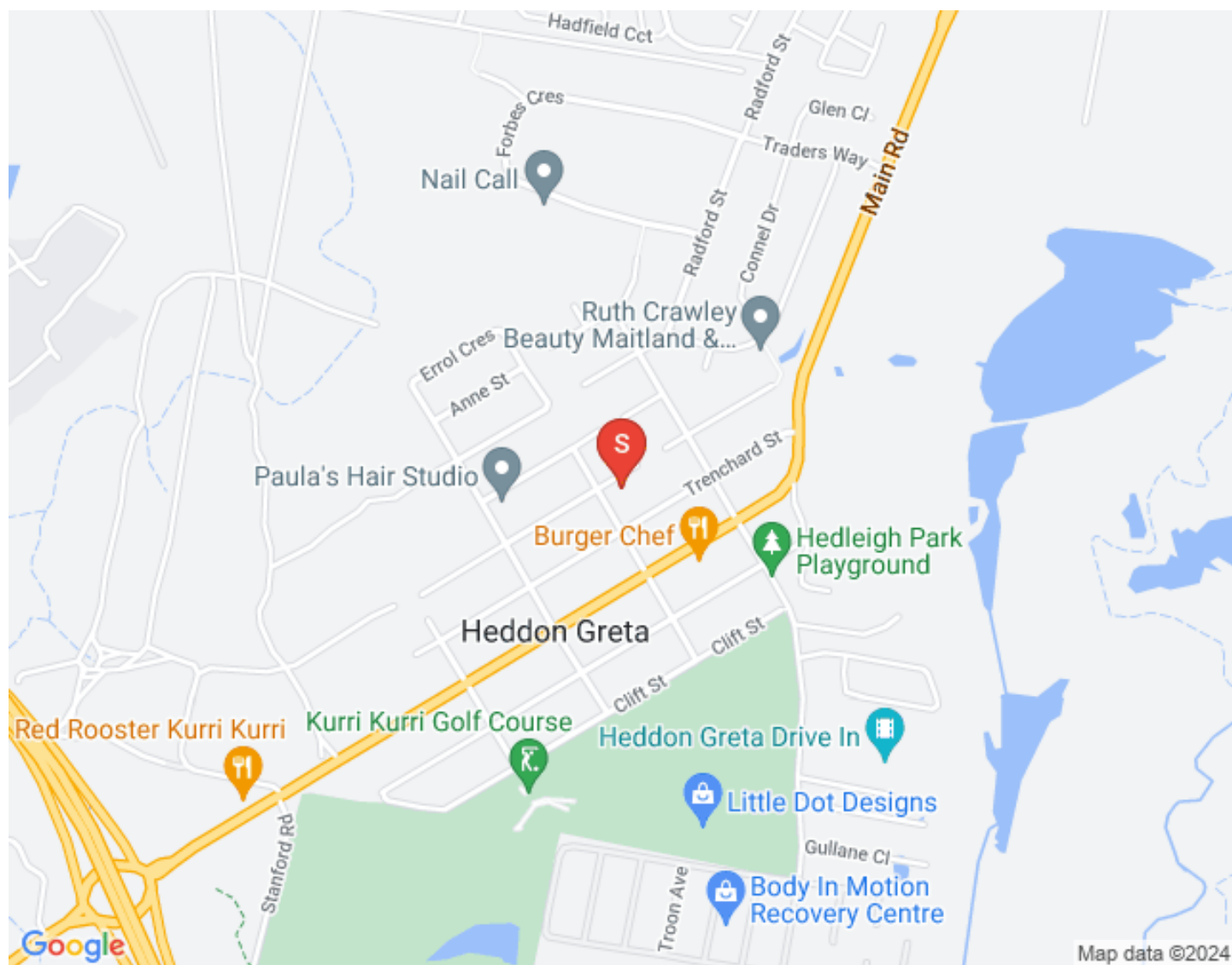
For those that love a BBQ the entertainment area off the living area has been set up to please even a large group with a large paved outdoor BBQ space as well as enclosed and screened undercover entertaining space.

A large fully fenced yard is flat to make the yard work easier and is overlooked by the kitchen and living spaces making it perfect for the little ones.

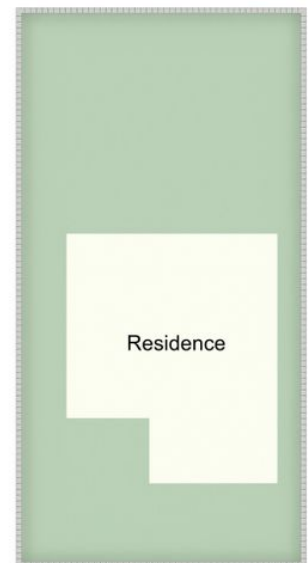
This is your opportunity to take advantage of space, location and privacy in a red hot market. This property is proudly marketed by Michael Haggarty and Andrew Lange, contact 0408 021 921 or 0403 142 320 for further information or to book your private inspection.

"First National David Haggarty, We Put You First "

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.



## Floorplan



Site Plan  
Not to Scale



## 36 Bowden St, Heddong Greta

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



## Property Inclusions

### Front

Brick and tile construction

Large porch with garage access

1985 build

Diamond grill security screen door

Hard and glass door

Garden fountain

# Lounge room

Sunken lounge room

Bay window

Lace curtains

Verticals blinds

Timber architraves

Archway

Ceiling rose

Chandelier

Pile carpet

Combustion fire – glass door cracked

Brick wall

4 double power points



# Dining room

Coat cupboard

Pendant light

Ceiling rose

Double power point

Pile carpet

Lace curtains

Verticals blinds

# Main Bedroom

Pile carpet

Four-door robe

Ceiling fan light

External shutters

Roller blind

Lace curtain

TV point

2 double power points

# Ensuite

Floor to ceiling tiles

Heat | Light | Fan

Wall mounted mirror

Single vanity

Large shower

Shower rail

WC

Lace curtain

Frosted glass window

Towel hooks

Glass shelf

# Kitchen

Walk-in pantry

New floating floors

Fluro lights

Double sink

Wall mounted oven

Bench mounted stove

Timber-look laminate cupboards

Breakfast bar

Ceiling fan

Double & quad power points

# Living room

New floating floors

Mitsubishi inverter wall mounted AC

Sliding glass door to outdoor area

2 dome lights

Phone connection

# Bedrooms 2-3

Pile carpet

Three-door robe to bedroom 1

Four-door to bedroom 2

Ceiling fan

Lace curtain

Roller blind

Double power point

Dome light

# Main Bathroom

Linen press

Three-way design

Blue floor tiles

Separate WC

Dome and fluoro lights

Separate vanity

Wall mounted mirror

Bath

Large shower

Double towel rails

Exhaust fan

Lace curtain

Frosted glass window

# Laundry

Pave laid tiles

Sliding cavity door to living

Door to outdoor area

Dome light

Lace curtain

Free standing tub

Wall shelf

Double power point



# Outdoor Area

Outdoor carpet

Laser light roof

Screened and aluminium walls

2 screen doors to yard

Spotlight

Double power point

# Rear

Flat, fully fenced yard

Vulcan electric hot water

Garden shed

Paved dead side of the house for bins. Pedestrian gates

Large paved BBQ area as side

Under house storage door with power

GARAGE

2 single garage doors

1 garage door remote

Workbench

# Extras

Roof insulation

New vanity in both bathrooms

Freshly painted

Aluminium windows

New floating floors

NBN connected

## Relevant Documents

[Marketing Contract](#)

[Rental Appraisal](#)

## Comparable Sales



### 85 MAIN ROAD, HEDDON GRETA NSW 2321

3 Bed | 2 Bath | 2 Car  
\$550,000  
Sold ons: 12/02/2021



### 5 TRENCHARD STREET, HEDDON GRETA NSW 2321

3 Bed | 2 Bath | 2 Car  
\$550,000  
Sold ons: 06/03/2021



### 71 ADAMS STREET, HEDDON GRETA NSW 2321

3 Bed | 2 Bath | 4 Car  
\$570,000  
Sold ons: 24/07/2020



### 58 TRENCHARD STREET, HEDDON GRETA NSW 2321

3 Bed | 1 Bath | 5 Car  
\$570,000  
Sold ons: 17/03/2021



### 55 BOWDEN STREET, HEDDON GRETA NSW 2321

5 Bed | 1 Bath | 2 Car  
\$510,000  
Sold ons: 15/12/2020



### 18 ADAMS STREET, HEDDON GRETA NSW 2321

3 Bed | 1 Bath | 1 Car  
\$520,000  
Sold ons: 15/02/2021

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## Around Heddton Greta

### Heddton Greta

Much more to this area than just the historic drive in, Heddton Greta 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.

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

#### **AROUND HEDDTON GRETA**

##### **SCHOOLS:**

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

##### **CAFES AND RESTAURANTS:**

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

##### **ACTIVITIES:**

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

## About Us



### MICHAEL HAGGARTY

PRINCIPAL

0408 021 921

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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 22 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, you can't beat local knowledge and experience.



[Phone Mick](#)  
[Email Mick](#)

## Disclaimer

First National David Haggarty 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 David Haggarty. 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.