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## Property Details



**56 Catherine Street, MAITLAND**

**Opportunity Awaits**

1  1  0  **\$299,000**

Air Conditioning

Outdoor Entertaining

Shed

Fully Fenced

UPDATE: This property is now under offer. If you would like to be contacted should the current deal not proceed please send through an enquiry and our team will be in touch.

When opportunity knocks, will you answer? Today we offer you a level parcel of land in central Maitland, walking distance to the CBD and train line which is currently occupied by a one-bedroom house but has DA approval for a three-bedroom, free standing two story home.

Inner city living is hitting its strides in Central Maitland and the savvy investor is going to see the potential that a two story, three-bedroom property with a single garage presents. Designed with a heritage facade, the new home will sit snugly into the historic setting in one of Maitland's original streets.

Any future development is bound to attract plenty of interest from both tenants, should you wish to hold onto the investment, or potential owner occupiers and landlords with this area experiencing a renaissance not seen since its completion in the early late 1800s.

See the property e-book for full details of the new build or call Pat Howard today on 0408 270 313 for more information.

This property is proudly marketed by Patrick Howard 0408 270 313 for further information or to

book your onsite one on one inspection.

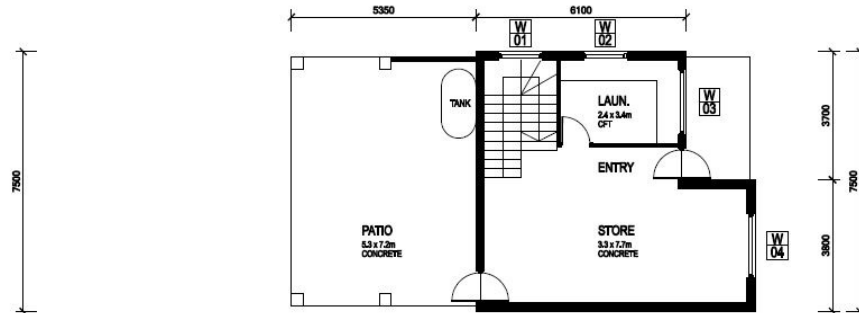
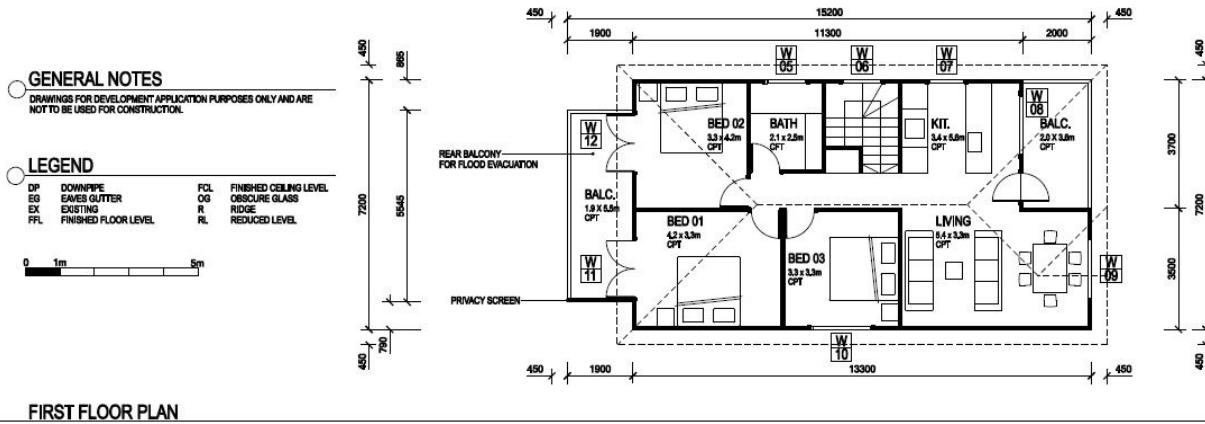
First National David Haggarty, We Put You First

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.

## Location



## Approved Dwelling Floorplan



# Approved Dwelling Front Elevation

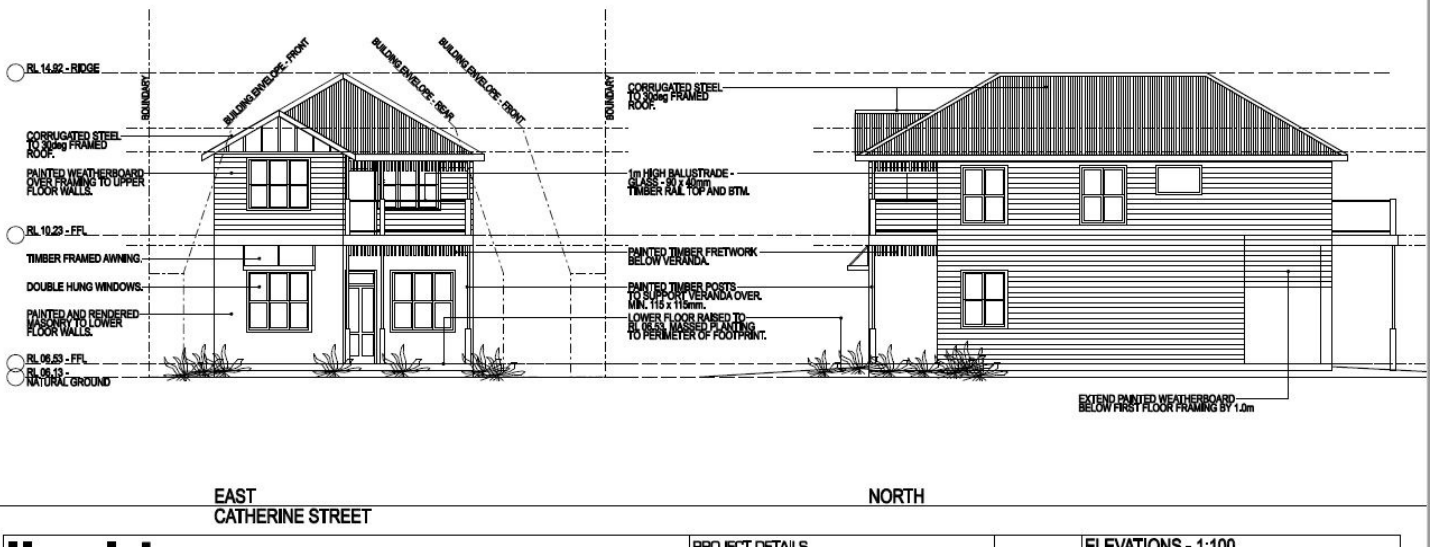
## GENERAL NOTES

DRAWINGS FOR DEVELOPMENT APPLICATION PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

## LEGEND

DP	DOWNPIPE	FCL	FINISHED CEILING LEVEL
EG	EAVES GUTTER	OG	OBSCURE GLASS
EX	EXISTING	R	RIDGE
FFL	FINISHED FLOOR LEVEL	RL	REDUCED LEVEL

0 1m 5m



## Relevant Documents

[Approved Plans](#)

[Marketing Contract](#)

## Around Maitland

### About Maitland

A wonderfully diverse lifestyle location, Central Maitland residents are treated to weekly Farmers Markets located within in the Levee alongside cycle and walk ways meandering along the glistening Hunter River as well as regular cultural festivals throughout the year and a bustling "Eat Street" along the East End of High Street. Central Maitland is also home to a number of sports clubs, hotels, the newly constructed indoor pool and the fabulous all access Maitland Park. Inner city living is becoming more and more popular in the Maitland area and with the facility's and lifestyle on offer, it is easy to see why.

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

#### AROUND MAITLAND

##### SCHOOLS:

- All saints college
- Saint Johns Primary
- Maitland public primary school

##### CAFES AND RESTAURANTS:

- Whistler
- Lavenders cafe
- The queens arms hotel
- Orange tree cafe
- Outback jacks

##### SHOPPING:

- 'The Levee'
- Pender place shopping center

[Maitland Market Update Video](#)



## 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.



## **KAITLIN CROWE**

CLASS 2 LICENCED REAL ESTATE AGENT /  
ASSISTANT & ANNUAL LEAVE RELIEF PROPERTY  
MANAGER

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[kaitlin@fnrem.com.au](mailto:kaitlin@fnrem.com.au)

With proven strengths in Customer Service, Kaitlin brings warmth, positivity and exuberance to First National Maitland's Property Management Department. Previously completing a Traineeship in Real Estate with flying colours, Kaitlin was promoted to a Junior Property Manager within the FN Maitland organization, of which she took out the award for Property Manager Rookie of the year within the First National NSW network in 2019, for her dedication and overall performance to the job at hand. Working within the Property Management Department and having also incorporated Sales Experience into her career, this makes her well rounded in Real Estate abroad.

Kaitlin is highly organised and keen to make an impact and delivers invaluable support to our Property Managers Jazmine and Lillianne. Her enthusiastic approach, makes her a delight to work with and you can be assured Kaitlin will always have your best interests at heart!

[Phone Pat](#)  
[Email Pat](#)

## 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.