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Property Details



**16 Portland Street, HORSESHOE
BEND**

**Inner City Lifestyle, Suburban Sized
Block**

**Property
Preview**

Air Conditioning

Open Fire Place

Courtyard

Outdoor Entertaining

Shed

Fully Fenced

UPDATED: UNDER OFFER - If you would like to be notified if this sale doesn't proceed please contact Kaitlin Crowe on either 0423 520 914 or kaitlin@davidhaggarty.com.au

With all that Maitland CBD living offers right just a hop skip and a jump along the riverbank, 16 Portland Street, Horseshoe Bend gives you the best of both worlds with inner city living on your doorstep on a spacious plot of land.

Cute as a button, the home itself provides for three double sized bedrooms, two living areas; one featuring both a combustion fire and wall mounted air conditioning, and a large eat in kitchen. Gas cooking is provided with a free standing stove, but the original antique wood burning stove is an original feature of the large open kitchen.

Outside and the garden is large and flat but ready for you to make your own mark on. A double garage is set inside the yard which also provides side vehicle access.

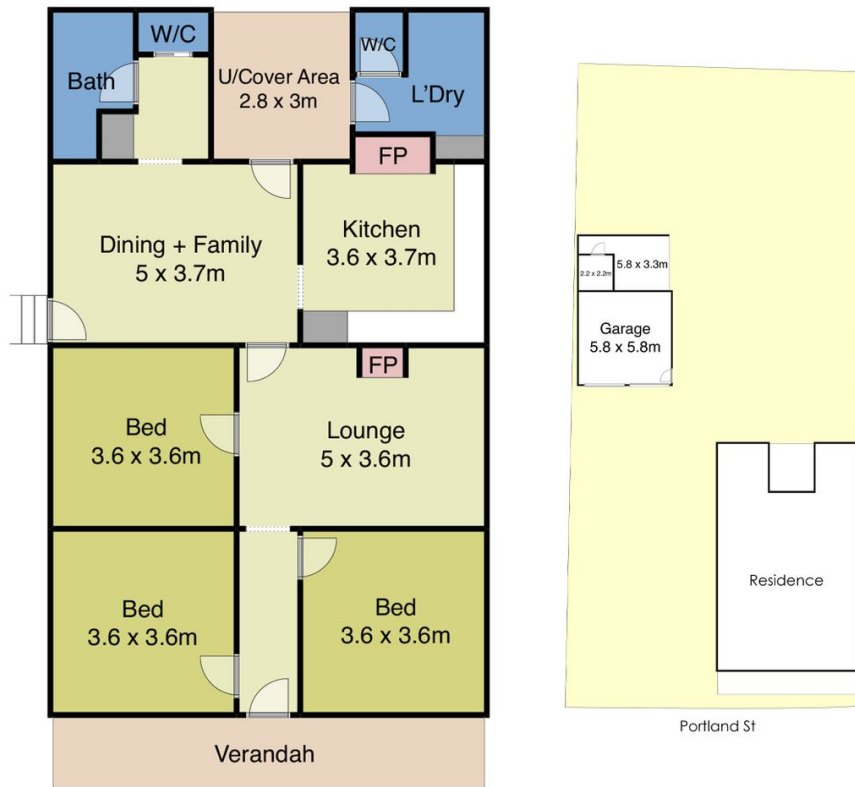
Freshly painted and brand new carpet has freshened up this beauty and she is ready to move straight in with no work so make sure you're at this weekend's inspection as this one will be popular with the first home buyers and investors alike.

This property is proudly marketed by Patrick Howard 0408 270 313 and Kaitlin Crowe 0423 520 914 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.

Floorplan



first national
 REAL ESTATE
 David Haggarty

16 Portland Street,
 Horseshoe Bend



NOT TO SCALE

Disclaimer: This plan and measurements are for informational purposes only. We make no warranties or representations, express or implied, as to the accuracy of the data. Independent detail verification is recommended.

Property Inclusions

Lounge room

Freshly painted pale blue painted walls

Combustion fire place

Tiled Harth

Wall mounted AC

Ceiling fans

Fluro lighting

Brand new carpet

NBN Connection

Lace privacy curtains

Drapes

Living Room

Freshly painted pale blue walls

Brand new carpet

Hard door to outdoor area & side outdoors

Diamond grill security screen doors to both

Venetian blinds

Lace Curtains

Tiled entry

Ceiling mounted light

Kitchen

New lino flooring

Freshly painted walls

Brick Chimney

Antique original wood burning stove

Laminex cabinetry

Lace kitchen curtains

Ceiling mounted light

Tiled splash back

Free standing gas stove

Underbench and over head cupboards

Bedrooms

Freshly painted pale blue walls

Brand new carpet

Lace Privacy curtains

Venetian blinds

Ceiling fans

Pendant light

Picture rails

Original air vents

Bathroom

Three way design

New tiling

Linen press

Double width vanity bench - single sink

Wall mounted mirror

Separate WC

Separate bath and shower

Under vanity storage

Outdoors

Second WC in the laundry

Undercover area

Bull nose veranda

Double separate garage

Rear vehicle access

Fully fenced yard

Established palm trees

Relevant Documents

[Marketing Contract](#)

[Rental Appraisal Letter](#)

Comparable Sales

33 Albert Street	33 ALBERT STREET, HORSESHOE BEND NSW 2320 3 Bed 1 Bath 3 Car \$490,000 Sold ons: 24/02/2021
37 Bull Street	37 BULL STREET, MAITLAND NSW 2320 3 Bed 1 Bath 1 Car \$450,000 Sold ons: 29/12/2020
16 Bull Street	16 BULL STREET, MAITLAND NSW 2320 3 Bed 1 Bath 2 Car \$400,000 Sold ons: 19/01/2021
61 Charles Street	61 CHARLES STREET, MAITLAND NSW 2320 3 Bed 1 Bath 0 Car \$453,000 Sold ons: 24/06/2020
70 Lee Street	70 LEE STREET, MAITLAND NSW 2320 4 Bed 1 Bath 1 Car \$415,000 Sold ons: 03/09/2020
10 Bonar Street	10 BONAR STREET, MAITLAND NSW 2320 3 Bed 2 Bath 4 Car \$460,000 Sold ons: 08/05/2020

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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

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

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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.