



30-32 Belmont Cres, Maitland



Unique Double Allotment with Valley Views and Endless Potential

Positioned in one of Maitland's most sought-after locations, this rare double allotment on two titles offers a wealth of opportunity for families, investors, and developers alike. With magnificent valley views and a total land size of approximately 1906m², this is a chance to secure a unique and versatile property in a tightly held area. The generous 42.8m frontage enhances development potential or provides ample space for those seeking extra room to grow.

On one title sits a well-maintained solid brick home offering flexible living arrangements, while the second title remains vacant—ideal for development, resale, or additional use. Whether you're looking to enjoy the space as a growing family, invest in a high-demand location, or explore development options (STCC), this property ticks every box.

Key Features:

- 1906m² (approx.) total land area on two titles
- 42.8m (approx.) total frontage
- 4 to 5-bedroom solid brick home with tiled roof
- Main bedroom and bedrooms 1–3 with built-in robes

4 1 3 1,906 m²

Price	\$590,000
Property Type	Residential
Property ID	11640
Land Area	1,906 m ²

Agent Details

Tony Clark - 0427 363 161

Office Details

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11 Owen Tce Wallaroo, SA, 5556
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- Reverse cycle air conditioning in the main bedroom and dining area
- Bedroom 4 ideal as an office or convertible to ensuite + walk-in robe
- Bedroom 5 is a sleepout off the back verandah
- Large lounge with open fireplace
- Kitchen with electric oven, cooktop, rangehood, and ample storage
- Dining area with window-mounted reverse cycle A/C
- Bathroom with bath, shower & vanity
- Separate toilet and spacious laundry
- Large sealed rear verandah/mudroom with 250L Vulcan electric hot water system
- Single carport attached to the house
- Single garage with large adjoining workshop
- Detached single-bedroom granny flat/studio
- 30,000L of rainwater storage with pump connected to house
- Established fruit trees and neat low-maintenance garden
- Large chicken run and bird boxes
- Second title is mostly vacant—perfect for development, extra shedding, garden, or a second dwelling (STCC)
- Close to schools, sporting grounds, and main shopping precinct

This is a fantastic opportunity to purchase a standout property in a prime Maitland location. Whether you're looking to invest, develop, or simply enjoy the extra space, this property won't last long.

Contact Tony Clark on 0427 363 161 to arrange your inspection today.

RLA228106

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