

Under Contract



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 1906m<sup>2</sup>, 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:

- 1906m<sup>2</sup> (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 m<sup>2</sup>

<b>Price</b>	\$590,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11640
<b>Land Area</b>	1,906 m <sup>2</sup>

### Agent Details

Tony Clark - 0427 363 161

### Office Details

Walleroo  
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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