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14 Telarah Street, Telarah

Property Gallery

Move On In

\$475,000



Bedrooms Bathrooms Car spaces Land size

4

2

2

670 sqm







14 Telarah Street, Telarah

Description



CONTACT AGENT FOR A PRIVATE INSPECTION

Opportunities for the combination of a modern home and close proximity to the Maitland CBD do not present themselves very often so when they do we usually see a great deal of interest. Today we offer to the market No. 14 Telarah Street, Telarah a 2014 year old home just a short stroll from the Telarah Lagoon and then past the hospital and into the city or alternately into Telarah shopping village with its butcher, IGA, bottle shop, takeaway and chemist.

Designed with the main bedroom, walk in robe and ensuite at the front of the home and a further three bedrooms, great sized family bathroom and laundry in a separate wing at the back makes for a popular layout.

With both a separate formal lounge room and a further living space off the family sized kitchen there is room for everyone in this great family home. The ability to sit around the bench was really important to the vendors as they spend so much time around that hub and the length of the breakfast bar allows for up to six stools.

The finishes have been kept fairly consistent throughout to make everything more seamless with heard wearing tiled flooring through the living areas and a neutral pallet, the home is ready for you to move in and make it your own.

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.





14 Telarah Street, Telarah

Inclusions



FRONT	
Coloured concrete drive	BEDS 2 - 4
Front porch	Sisal carpet
Front steel fence	Single window
Garden beds	Flysceens
Double remote garage with internal access	Verticals blinds
Rendered facade	Double door robe
Tiled roof	Oyster light fitting
MAIN BEDROOM EN-SUITE	MAIN BATH
Sisal carpet	Grey floor tiling
Oyster light fitting	Built in bath
Walk-in robe	Frosted glass window
Verticals blinds	Flyscreen
WC	Single vanity
"Air flow" exhaust	Wall mounted mirror
Towel rail	Feature wall tile in shower
Single vanity	WC
Free standing shower	Crime tap wear
LOUNGE	Double door linen press
Tile flooring	LAUNDRY
Oyster light	Grey floor tiles
Verticals blinds	Oyster light fitting
Flyscreens	Free standing washing tub
TV outlet	Double power point
2 double power points	Single window
KITCHEN DINING FAMILY	Flyscreen
Open shelving	Verticals blind
Tile flooring	External door with deadlock
Double sink	Diamond grill security screen door
White cabinetry	EXTERNAL
Gas stainless steel stove	Water tank
Stainless steel under bench oven	Colourbond fencing
Westinghouse	Coloured concrete path to washing line
Westinghouse stainless steel rangehood	Rotary clothesline
Double fridge cavity	Alfresco area
Breakfast bar	Coloured concrete flooring
Stainless steel dishwasher	Lights
Daikon inverter AC	Fully fenced
2 windows	Pedestrian access to front
Flyscreens	Rhem HWS
Verticals blinds	
Sliding glass door	
Diamond grill security screen door	
TV point	



14 Telarah Street, Telarah

Floorplan

14 Telarah Street, Telarah

Approximate Gross Internal Area = 167.8 sq m / 1806 sq ft
Garage = 34.0 sq m / 366 sq ft
Total = 201.8 sq m / 2172 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4ketch.com © (ID613823)



14 Telarah Street, Telarah

Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	25 Wentworth Street	4	1	4	December 2019	392 sqm	\$460,600
2.	9 Bonar Street	3	1	1	September 2019	839 sqm	\$438,000
3.	50A Bligh Street	3	2	1	December 2018	340 sqm	\$430,000
4.	18 ruby Road	4	2	2	September 2019	773sqm	\$474,000





Relevant Documents

[Marketing Contract](#)



About Telarah



Telarah

Known as "Homeville" until the name was abandoned in the 1950's, Telarah is positioned on the fringe of Maitland inner city and is fast becoming one of the area's most liveable suburbs. Largely residential it is widely appealing to young and first time property purchasers due to its central location, quiet street scapes and easy access to shopping centres, child friendly parks, public transport and everyday essentials. Have a picnic or feed the ducks at the lagoon or watch the Red Dogs play a home game at Coronation Oval.

AROUND TELARAH

SCHOOLS:

- Telarah Public School
- All Saints Collage Maitland
- Saint Johns and Saint Pauls Catholic Primary Schools

CAFES AND RESTAURANTS:

- Telarah Bolwing Club
- The Rutherford Hotel
- The Levee
- The family Hotel

ACTIVITIES:

- Maitland Levee/ Art gallery
- Steam Fest
- Aroma Festival



About Us

MICHAEL HAGGARTY | Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



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 25 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 / leasing, you cannot beat local knowledge and experience !

Links

[Mick Haggarty: Domain profile](#)

[Mick Haggarty: First National profile and current listings](#)

[Mick Haggarty: Realestate.com profile](#)

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Disclaimer

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Plans provided are a guide only and those interested should undertake their own inquiry.