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Property Details



47 Balgownie Circuit, Heddon Greta

A Great Opportunity

4  2  2 
\$775,000 - \$810,000

Air Conditioning

Split System Air Conditioning

Study

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Located directly across from the tranquil Heddon Greta Golf Course, this beautifully presented 4-bedroom, 2-bathroom home offers modern living with a premium position in a peaceful, sought-after location. Perfect for both families and investors, this property combines style, functionality, and a superb lifestyle, all while being tenanted to great tenants until January 2025 providing an immediate and reliable rental income.

The open-plan living and dining area is bright and inviting, ideal for family gatherings or relaxing at the end of the day. The gourmet kitchen features high-quality stainless steel appliances, sleek modern finishes, and a butler's pantry that offers plenty of storage and preparation space ideal for those who love to entertain.

The master suite is a private retreat, with a walk-in wardrobe and a stylish ensuite. Three additional well-sized bedrooms, all with built-in robes, are positioned near the main bathroom, which includes both a separate bath and shower for added convenience and comfort.

Step outside to the undercover alfresco area, perfect for year-round entertaining or simply enjoying the peaceful golf course views. The low-maintenance backyard provides ample space

for children or pets to play, while the covered outdoor area is ideal for al fresco dining or unwinding after a long day.

Additional features include a double lock-up garage, internal laundry, and modern fixtures throughout. The home is ideally located close to schools, parks, shopping, and transport, offering both privacy and convenience.

With tenants in place paying \$630 per week until January 2025, this property is an excellent investment opportunity with guaranteed income in a prime location. Alternatively, it provides future owners with the flexibility to secure the home now and move in once the lease ends.

Whether you're looking for a smart investment or a stunning family home with views, this property ticks all the boxes - don't miss out!

This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 for further information or to book your private inspection.

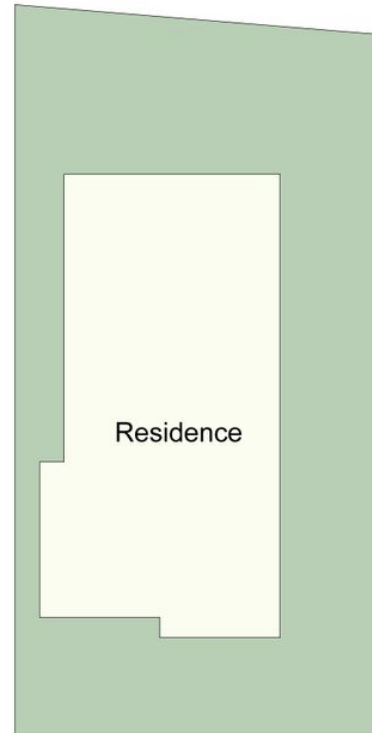
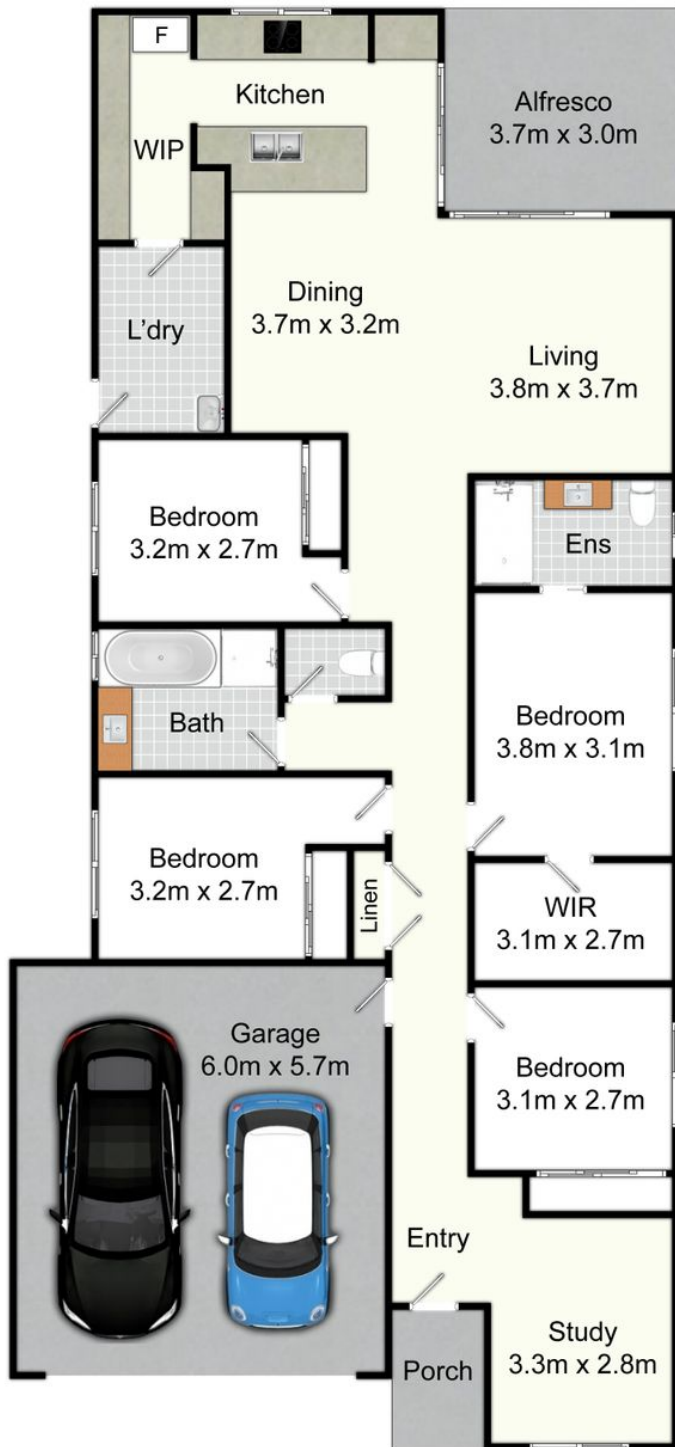
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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Property Video

Floorplan



Site Plan
Not To Scale



47 Balgownie Cct, Heddon Greta

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



Property Inclusions

Living Areas

LIVING | DINING

Stone – look floor tiles

Ceiling fan

Downlights

Split system AC

Corner glass stacker doors

Roller blinds

Television point

Linen press in hallway

KITCHEN

Stone benches

Breakfast bar

Stone – look floor tiles

Downlights

Splash back window

Subway tile splash back

Retractable rangehood

900MM Bench mounted electric cooktop

Breakfast / coffee station

900MM Under bench electric oven

Double sink

Dishwasher

Microwave niche

Handless overhead cabinetry

Fridge niche in butler's pantry

STUDY | MEDIA ROOM

Stone - look floor tiles

Ceiling fan | light

Sliding aluminum window

Television point

Roller blind

Bedrooms

MASTER BEDROOM

Grey sisal carpet

Ceiling fan | light

Sliding aluminum window

Roller blind

Split system AC

Sliding door to ensuite

Walk in robe

BEDROOM TWO – FOUR

Grey sisal carpet

Ceiling light | fan

Sliding aluminum window

Roller blind

Double sliding built in robe

Mirrored door to built in robe

Wet Areas

ENSUITE

Single floating vanity

Wall mounted mirror

Double power point

Porcelain WC

Frosted glass sliding window

Clear glass shower screen

Chrome tap wear

Stone - look floor tiles

White wall tiles

MAIN BATHROOM

Separate bath and shower

Bath in hob

Single floating vanity

Wall mounted mirror

Double towel rail

Frosted glass sliding window

Clear glass shower screen

Chrome tap wear

Stone - look floor tiles

White wall tiles

Separate WC

Exterior

FRONT

Brick and Colourbond façade

Double remote garage

Double width concrete driveway

Front porch

Front door with frosted glass panels

Pedestrian access to rear yard

Colourbond fences

REAR

Tiled undercover alfresco area

Alfresco under roofline

Colourbond fences

Fully fenced yard

Fence mounted clothesline

EXTRAS

Instantaneous gas hot water system

Fly screens throughout

Fifteen panels of solar

Water tank

Across the road from golf course

Double remote garage with internal access

Relevant Documents

[Marketing Contract](#)

Comparable Sales



3 TROON AVENUE, HEDDON GRETA, NSW 2321, HEDDON GRETA

4 Bed | 2 Bath | 2 Car
\$785,000
Sold ons: 16/04/2024
Days on Market: 24

Land size: 631
sale - sold



90 AVERYS LANE, HEDDON GRETA, NSW 2321, HEDDON GRETA

4 Bed | 2 Bath | 2 Car
\$795,000
Sold ons: 13/06/2024
Days on Market: 36

Land size: 595
sale - sold



4 BANGALAY STREET , HEDDON GRETA

4 Bed | 2 Bath | 2 Car
Listing Price: \$850,000
Sale Price: \$850,000
Sold on: 13/03/2024

Land size: 593



6 ST. ANDREWS CLOSE, HEDDON GRETA, NSW 2321, HEDDON GRETA

4 Bed | 2 Bath | 2 Car
\$780,000
Sold ons: 02/05/2024
Days on Market: 1

Land size: 595
sale - sold



16 GRENACHE CRESCENT, CLIFTLEIGH, NSW 2321, CLIFTLEIGH

5 Bed | 2 Bath | 2 Car
\$810,000
Sold ons: 15/08/2024
Days on Market: 155

Land size: 507
sale - sold

Powered by PropTrack



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Around Heddon Greta

Heddon Greta

Much more to this area than just the historic drive in, Heddon Greta has seen a massive growth period since the opening of the Hunter Expressway, as Newcastle families seek more affordable housing out of the city but still within easy reach of work and family. The housing development of Cliftleigh Meadows has allowed the suburb expansion and is much sort after in both the first home buyer and investment markets, with a large rental demand as well.

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

AROUND HEDDON GRETA

SCHOOLS:

- Kurri Kurri Public School
- Kurri Kurri High School
- Kurri Kurri TAFE

CAFES AND RESTAURANTS:

- Heddon Greta Pub
- Heddon Greta Bakehouse
- May & Seng Chinese
- Burger Chef Heddon Greta

ACTIVITIES:

- Heddon Greta Drive In
- Kurri Golf Club
- Kurri Kurri Indoor Aquatic & Fitness Centre

About Us

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.