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## Property Details



### 13 William Street, LARGS

Two Cottages for the Price of One

6  2  0 

**Property  
Preview**

When opportunity knocks, will you answer? Today we offer you rare find; two free standing homes on one title in the in-demand heritage hamlet of Largs.

Village living is hitting its strides in the Lower Hunter Valley and the savvy investor is going to see the potential that two properties on one corner block presents. Both houses offer untapped heritage facades and sit snugly into the historic setting in one of Maitland's original suburbs. Cute as a button, the first cottage provides for three double sized bedrooms, a separate living area and a large eat in kitchen. Outside the garden is largely at the front/side of the cottage and flat and takes in a vast outlook of neighbouring farmlands.

The second cottage is set to the right of the first but also provides side vehicle access as the yard wraps around the first cottage to John Street at the side. Encompassing 3 good sized bedrooms along with separate dining and living areas, the home provides great scope to modernise the period features of the home including timber flooring and high ceilings.

Both properties are currently on a continuation lease to long term tenants. Located just a short walk to the Largs general store and pub, 7 minutes to the Maitland CBD and 10 minutes to Greenhills, this property is within striking distance of all the day to day necessities.

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.

## Location



## Floorplan



13A William St, Largs

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.



## About Largs

Occupying a compact area of only approximately 5 square kilometers, this leafy pocket of the Hunter is ideally suited to families seeking peaceful lifestyle close to the Maitland CBD whilst remaining an easy five minute drive from the inner city and its lively Levee shopping zone. A heritage suburb originally settled in 1821 and boasting Australia's oldest continually running public school there are many historical gem homes scattered among more modern properties.

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

[Largs Suburb Profile](#)

## Schools

- Largs Public School
- Bolwarra Public School
- Maitland Grossmann High School
- All Saints Catholic Collage Maitland
- Saint Joseph's Catholic Primary School
- Hunter Valley Grammar School
- Linuwel Steiner School
- Maitland Christian School

# Cafes and Restaurants

- Bolwarra General Store and Cafe
- Maddies of Bolwarra
- Largs Pub
- Muse Kitchen
- Greenhills Restaurant Precinct
- The Coffee Cubby Woodville
- Icky Sticky Patisserie

# Shopping | Activities

- The Levee (Maitland Mall)
- Stockland Greenhills
- Morpeth Villiage
- Maitland Tase Festival
- Steamfest
- Largs Historical Village Walk



## Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Appraisal Letter](#)

## 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

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.