

Table of Contents

- | [Property Details](#)
- | [Location](#)
- | [Floorplan](#)
- | [Inclusions](#)
- | [Comparable Sales](#)
- | [Relevant Documents](#)
- | [About Largs](#)
- | [Contact the Agent](#)
- | [Disclaimer](#)

Property Details



2/13 Cananga Court, Largs

Charming Three Bedroom Duplex

3  3  1  **\$635,000**

1 Ensuite

Ducted Cooling

Remote Garage

Outdoor Entertaining

Fully Fenced

Dishwasher

Nestled in the serene suburb of Largs, New South Wales, this exceptional duplex offers a wonderful opportunity for first-time homebuyers, astute investors, or those looking to downsize without compromising on quality. Crafted with enduring solid brick and tile construction, this property embodies timeless durability and style.

Experience comfort and privacy with three thoughtfully designed bedrooms, offering ample space for relaxation and personalization. The layout ensures versatility, accommodating families, professionals, or even a home office setup. The main bedroom to the front of the home provides a spacious ensuite and walk in robe.

Entertain and unwind in the expansive living area, where abundant natural light filters through large windows, creating a warm and inviting atmosphere. The open-plan design seamlessly connects the living, dining, and kitchen spaces, promoting a sense of togetherness.

The well-appointed kitchen boasts modern appliances, ample storage, and a breakfast bar for casual meals. Whether you're a gourmet chef or a busy individual, this kitchen caters to your culinary needs.

Protect your vehicle from the elements and utilize the convenience of a single-car garage.

Additional off-street parking is also available, ensuring ease for residents and visitors alike.

Enjoy the outdoors in your private backyard, perfect for hosting barbecues, gardening, or simply basking in the sunshine. The low-maintenance landscaping lets you relish your outdoor space without the hassle.

Largs presents a tranquil lifestyle while being well-connected to essential amenities, schools, parks, and public transport. The duplex's location combines the allure of suburban living with urban conveniences.

Whether you're seeking a comfortable first home, a savvy investment opportunity, or a downsizing solution, this duplex caters to your needs. Its solid construction guarantees longevity, while its thoughtful design ensures a harmonious blend of space and functionality.

Seize the chance to secure a prime piece of real estate in Largs. Don't miss out on this fantastic duplex. Arrange a viewing today and witness firsthand the harmonious fusion of comfort, style, and practicality.

This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your private inspection.

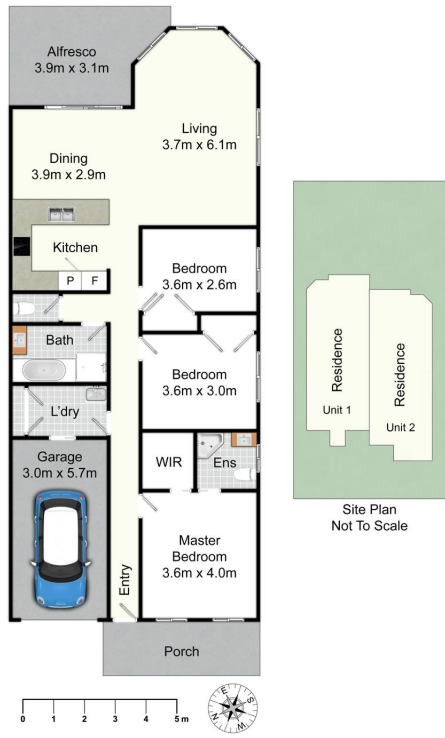
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

First National Real Estate - We Put You First

Location



Floorplan



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.



Inclusions

External

FRONT

Stencilled driveway and paths

Feature timber letterbox

Remote garage door

Internal access from garage

REAR

Stencilled concrete paths

Laser light undercover area

Established Gardners

Water tap

Privacy screen

Magnolia tree

Lawn area

Fully fenced

EXTRAS

Ducted AC

Electric hot water

New garage motor

Manhole in garage

Living Areas

KITCHEN | DINING

Stone look Laminex benches

Double sink

Fridge neish

Dish draw Fisher Paykel dishwasher

Pantry

Under bench electric oven

Bench mounted electric cooktop

Retractable range hood

Microwave neish

Dome light

Cookbook shelf

Tile floor

Breakfast bar

Double sliding clear glass door

Sliding screen door

Pet door

Verticals blinds

LOUNGE ROOM

Loop carpet

Bay window

Two ceiling fan | lights

Four sliding windows

Two double power points

Vertical blinds

Wet Areas

ENSUITE

Grey floor tiles

White wall tiles

Frosted glass sliding window

Clear glass shower screen

Chrome tapware

Heat | light

Single vanity

Verticals blinds

WC

Wall mounted mirror

Double towel rail

BATHROOM

Grey floor tiles

Bath in hob

Skylight

Clear glass shower screen

Single vanity

Wall mounted mirror

Light | heat

Separate WC

LOUNGE ROOM

Loop carpet

Bay window

Two ceiling fan | lights

Four sliding windows

Two double power points

Vertical blinds

Bedrooms

MASTER BEDROOM

Loop carpet

Ceiling fan | light

Shutters

Walk in robe

Two double power points

BEDROOMS TWO - THREE

Loop carpet

Ceiling fan | light

Double door robe

Verticals

Sliding window

Comparable Sales



18 RIBBONWOOD CLOSE, LARGS, NSW 2320, LARGS

3 Bed | 2 Bath | 2 Car
\$650,000
Sold ons: 16/09/2024
Days on Market: 111

Land size: 806



24 JOHN STREET, LARGS, NSW 2320, LARGS

3 Bed | 1 Bath | 3 Car
\$640,000
Sold ons: 02/10/2024
Days on Market: 31

Land size: 702



1 BENSULLA DRIVE, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

3 Bed | 1 Bath | 1 Car
\$690,000
Sold ons: 24/05/2024
Days on Market: 33

Land size: 650



47 RADIANT AVENUE, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

3 Bed | 2 Bath | 1 Car
\$645,000
Sold ons: 02/05/2024
Days on Market: 219

Land size: 430.8

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Protrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Relevant Documents

[Marketing Contract](#)

[Rental Appraisal Letter](#)

[Rental CMA](#)

[Make An Offer Form](#)

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.

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
- Linuwell 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

Contact the Agent



MICHAEL HAGGARTY

PRINCIPAL

0408 021 921

mick@fnrem.com.au

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 22 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, you can't beat local knowledge and experience.



SHARZLY HILL

ASSISTANT REAL ESTATE AGENT | PROPERTY
SALES CONSULTANT

sharzly@fnrem.com.au

Sharzly is a motivated and enthusiastic individual who recently embarked on a journey in the real estate industry as a front of house receptionist, quickly excelling and working her way up the ladder to an Assistant Real Estate Agent & Property Sales Consultant within our sales division.

Her genuine passion for her local community and strong ties to the town make her an excellent fit within our team and with a commitment to learning and growth, Sharzly's ongoing traineeship demonstrates her dedication to becoming a skilled real estate professional.

Sharzly's deep connections to the town are evident through her educational history, having attended St Peter's Junior and St Mary's Senior Schools at All Saints Colleges throughout her academic years. This history has granted her a profound understanding of the community's unique culture and its dynamics, allowing her to establish rapport with clients on a personal level. Her knowledge of the town's landmarks, neighbourhoods, and local attractions contributes to her ability to engage in meaningful conversations with visitors and clients.

Outside of her work, Sharzly's interests reflect her vibrant personality and her love for dogs, cooking and going to the beach, are where Sharzly heads to when not being one of the big smiling faces here, when you enter First National Maitland! We cannot wait to see Sharzly grow and love that she is a part of our FN Maitland family!

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.