



43 Louth Park Road, South Maitland

## Bite Sized Investment

An outstanding opportunity to acquire a set-and-forget investment in a high-exposure location. This well-presented premises is currently leased to a quality tenant on a three year lease, delivering immediate income and peace of mind from day one.

Positioned on a generous landholding of approximately 705sqm, the property benefits from excellent street presence, ample on-site parking and strong accessibility for both customers and staff - attributes that underpin long-term tenant demand. Internally, the flexible layout currently reflects that of a beauty service, however it would be highly adaptable across professional, retail or creative uses.

Located within a high-traffic area with A-grade exposure, this bite-sized asset is ideally suited to investors seeking stable returns, possible land uplift content, and future upside in a proven location. A compelling addition to any portfolio, offering income security today with scope to enhance value over time.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

All information contained herein is gathered from sources we deem to

### FOR SALE

\$525,000

### BUILDING AREA

90sqm

### AGENTS

Todd Fisher  
0438 592 920  
tfisher.maitland@ljhooker.com.au

Ben Cotton  
0434 638 822  
bcotton.maitland@ljhooker.com.au

### AGENCY

LJ Hooker Maitland  
(02) 4933 5511

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## MORE DETAILS

Property ID	1EUCF6H
Property Type	Retail Other Offices
Building Area	90 m2
Land Area	705 m2

### Todd Fisher 0438 592 920

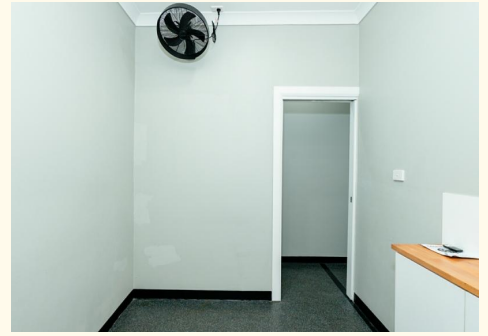
Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

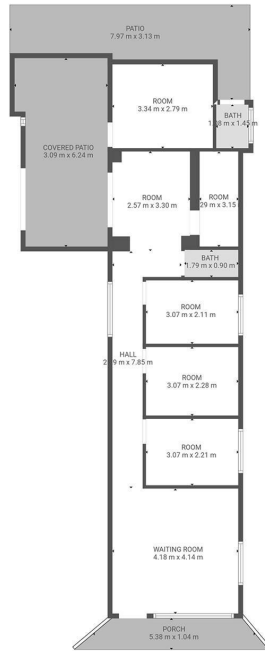
### Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer |  
[bcotton.maitland@ljhooker.com.au](mailto:bcotton.maitland@ljhooker.com.au)

### LJ Hooker Maitland (02) 4933 5511

24 Ken Tubman Drive, MAITLAND NSW 2320  
[maitland.ljhooker.com.au](http://maitland.ljhooker.com.au) | [maitland@ljhooker.com.au](mailto:maitland@ljhooker.com.au)





**TOTAL: 65 m<sup>2</sup>**  
 FLOOR 1: 65 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 18 m<sup>2</sup>, PATIO: 15 m<sup>2</sup>, PORCH: 6 m<sup>2</sup>,  
 ROOM: 9 m<sup>2</sup>, BATH: 2 m<sup>2</sup>

**FLOOR PLAN**

43 Louth Park Rd  
 South Maitland

DISCLAIMER: Plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

