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## Property Details



### 9 Sage Crescent, CHISHOLM

Field of Dreams



**Expressions  
of Interest**

Discover the perfect canvas for your future in the suburb of Chisholm. This exceptional vacant piece of land offers an unparalleled opportunity to build exactly what your family wants in a quiet, enjoyable neighbourhood or purchase both parcels of land on offer and really go to town planning your dream home.

Situated in the heart of Chisholm, this prime land is ideally located close to both St Aloysius Primary and St Bede's College and only a short walk to St Nicholas's early education centre, making it an excellent choice for families. The convenience of having educational institutions within easy reach ensures that your children can receive a quality education without long commutes. Additionally, a new shopping centre is set to be built nearby, promising that all your shopping needs will be just a stone's throw away. This upcoming development will undoubtedly enhance the property's value over time, making it a smart investment for the future.

Chisholm is renowned for its peaceful environment and friendly community vibe. Living here means you can enjoy the tranquillity of suburban living while still being within easy reach of essential services and recreational facilities. The quiet streets and well-maintained gardens provide a safe and nurturing environment for children and a peaceful retreat for adults; it's a place where you can truly feel at home and build lasting memories with your loved ones.

This versatile piece of land offers endless possibilities. Set on the high side of the road, the elevated position is the perfect spot to build a bespoke family home, tailored to your tastes and needs. Imagine designing every detail of your new home, from the layout to the finishes, creating a space that reflects your style and meets your requirements. With the growing

demand for quality housing in Chisholm, you can be confident that your investment will yield significant returns.

Land this size with a rural outlook provides a rare opportunity so secure your piece of Chisholm today and start planning the home of your dreams or your next successful project. This vacant land is a blank slate, ready for your vision to take shape. Don't miss out on this unique chance to create something truly special in Chisholm. For more details contact us today. Your dream starts here!

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.

First National Real Estate Maitland - We Put You First.



## Comparable Sales



### 18 TARRAGON WAY, CHISHOLM

\$600,000  
Sold on: 06/03/2024

Land size: 1121sqm



### 51 ELLIPSE CCT, CHISHOLM

\$598,000  
Sold on: 14/03/2024

Land size: 819sqm



### 40 PETALTAIL ST, CHISHOLM

\$600,000  
Sold on: 29/09/2023

Land size: 999sqm



### 58 PETALTAIL ST, CHISHOLM

\$625,000  
Sold on: 05/04/2022

Land size: 967sqm

## Contracts and Potential House Plans STCA

[Marketing Contract 9 Sage](#)

[Marketing Contract 11 Sage](#)

[Make An Offer Form](#)

[Siting\\_9-Sage-Crescent-Chisholm-Amaroo-28\\_2024-07-07.pdf](#)

[Siting\\_11-Sage-Crescent-Chisholm-Calypso-25\\_2024-07-07.pdf](#)

## About Chisholm

### About Chisholm

Comprising of the Waterford Living, Harvest, Sophia Waters and Chisholm Gardens, Chisholm has been growing steadily since the original development which was named "Chisholm" by Maitland City Council in 2007. A staggering 5,000 housing lots were announced to be released in 2011 fulling the growth we see today and providing housing for an estimated 15,000 additional people in the area.

A Catholic Primary and High School have been opened in the suburb and public schooling is available in neighbouring Thornton, along with a choice of day care options. Adventure playgrounds, general playgrounds, the annual garden competition and extensive landscaping throughout the suburb, really help make the area feel welcoming and ready for any family to call home.

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

## Schools

### AROUND CHISHOLM

#### SCHOOLS:

St Aloysius Catholic Primary School  
St Bedes Catholic High School  
Aspect Hunter School  
Linuwel School  
Thornton Public School  
Francis Greenway High School

# Cafes and Restaurants

## CAFES AND RESTAURANTS:

The Courtyard, Stockland Greenhills

The Kitchen at Waterford

Heritage Gardens Cafe

The Duke Restaurant & Bar

Cafe @ Mortells



# Shopping

## SHOPPING:

Stockland Greenhills

Maitland Growers Market

East Maitland Village

Thornton Shopping Village

Tenambit Shopping Strip

## About Us



### **PAT HOWARD**

PARTNER | CLASS 1 LICENCED REAL ESTATE  
AGENT

0408 270 313

[pat@fnrem.com.au](mailto:pat@fnrem.com.au)

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



## **AIDEN PROCOPIS**

ASSISTANT REAL ESTATE AGENT | PROPERTY  
SALES CONSULTANT

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0456 66 44 81

[aiden@fnrem.com.au](mailto:aiden@fnrem.com.au)

Known for his dedication and caring approach, Aiden has a passion for real estate and a keen understanding of the market. Working alongside Lead Agent Patrick Howard, Aiden provides his clients with accurate advice tailored to their needs. He's a great listener, ensuring clients' preferences and concerns are heard, making the buying or selling process stress-free.

Aiden's integrity and ethics shine through in all his dealings, earning him a reputation for fair practices and building client relationships. Leveraging the latest technology, Aiden offers seamless assistance and efficient communication. He goes above and beyond to help clients find their dream homes or make successful sales. With Aiden as their guide, clients can trust they have a dedicated professional committed to making their real estate goals a reality.

Outside of real estate, Aiden is a keen and talented rugby union player, currently playing on the wing in the first XV for the Maitland Blacks. His ability to work within a team environment means he fits in perfectly with our culture at First National Maitland and we are excited to have him a part of our close knit family of professionals.

Get in contact with Aiden today for all your residential sale needs.

## Disclaimer

First National Real Estate Maitland 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 Real Estate Maitland. 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.