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## Property Gallery



**29/44-48 Melrose Street, LORN**

**Love Your Life in Lorn**

2  1  1  **\$545,000**

Air Conditioning

Courtyard

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

This well presented, light filled villa is tucked away in a peaceful complex in the sought after suburb of Lorn. Step inside and be welcomed by a large open loungeroom, an open plan kitchen and dining area, two bedrooms, a renovated bathroom and a single lock up garage with courtyard access; a villa this meticulous will be well received by owner occupiers and investors alike.

From the kitchen gaze over the rear fence to the cow paddock beyond where munching calves watch you washing up and the local birdlife makes themselves at home in the bushes and shrubs of your own private courtyard.

Features of this villa include:

- Renovated bathroom complete with floor to ceiling tiling, separate WC and structural plumbing for you to install a free-standing bath
- Upgraded extras throughout the villa such as mirrored robes, ceiling fans, updated paint, floating floors and carpet
- Private fully fenced and paved courtyard with undercover section for entertaining and established gardens including a mature fruiting orange tree
- A location second to none both within the complex and the suburb itself. Offering the best of

both worlds within the complex No. 29 is positioned at the rear with only one connected neighbour and four legged friends for neighbouring you at the back. Here you are not overlooked by other villas and can enjoy a peaceful lifestyle away from the bustle of the community yet enjoy the perks of living within a village and only minutes to the Maitland CBD.

Recent offerings in this complex have been snapped up fast so don't delay in this market. You will love all that this villa has to offer.

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.



## Inclusions

### Front

Real villa

Attached to only one other villa

Hedged gardens

Heritage facade

Rose bushes

Camellia hedge

Wrap around porch

"Eden" home

Coach lights

# Lounge

Charcoal plush carpet

Pale grey painted walls

Stainless steel fan light

Ornate cornices

Ceiling rose

Heritage profile aluminium sliding windows x2

Daikon inverter AC

TV point X 2

Double power points x 2

Double door linen press

Downlights

Smoke alarm

Verticals blinds

Sheer curtains

# Main Bedroom

Charcoal plush carpet

Pale grey painted walls

White fan | light

Heritage profile double hung windows

TV point

Double power points x 2

Three door mirrored robe

Mitsubishi inverter AC

Verticals

Sheer curtains

# Second Bedroom

Plush charcoal carpet

Pale grey walls

White ceiling fan light

Sliding heritage profile window

Double power point

Double mirrored robe

Vertical blinds

Sheer curtains



# Bathroom

Grey floor tiles

Floor to ceiling textured wall tiles

Domed clear glass shower screen

Shelf in shower

Shower rail

Wall mounted mirror

Three-way light

Exhaust fan

White single vanity

Skylight

Glass shelf

Double towel rail

Single power point

Taps and drain for bath

# Kitchen | Dine

Timber-look floating floor

Pale grey painted walls

Ornate cornices

Aluminium sliding window

Aluminium sliding clear glass door

Aluminium diamond grill sliding door

Ceiling fan | light

Stone-look Laminex benches

White Laminex cabinetry

Double sink

Water filtration tap

DeLonghi dishwasher

Chef rangehood

Chef electric stove

Chef under bench oven grill

Pantry

# Laundry

Terracotta look floor tiles

Wash tub

Dome light

Cupboard

Double power point

Aluminium window

Solid door to yard

Diamond grill security screen door

# Laundry

Under cover laser light area

Shade cloth roller blinds x 2

Retractable hose

Paved flooring

Fold down washing line

Garden beds

Colourbond fences

Overlooking levee bank

Pedestrian gate to front yard

Fully fenced

Rheem electric hot water

Fruiting orange tree

# Garage | Extras

Concrete floor

Manhole

Fluro light

Bench

Aluminium sliding window

Pedestrian access to yard

Double power point

EXTRAS

Flyscreens

## Floorplan



1/44-48 Melrose St, Lorn

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.

## Comparable Sales



### 2/44 BONAR STREET, MAITLAND NSW 2320

3 Bed | 2 Bath | 2 Car  
\$435,000  
Sold ons: 19/01/2021



### 1/44-48 MELROSE STREET, LORN NSW 2320

2 Bed | 1 Bath | 2 Car  
\$555,000  
Sold ons: 24/11/2020



### 17 MELROSE STREET, LORN NSW 2320

2 Bed | 1 Bath | 1 Car  
\$485,000  
Sold ons: 24/10/2020

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## Relevant Documents

[Marketing Contract](#)

[Rental Appraisal Letter](#)



## About Lorn

Very much the “Garden Suburb” of Maitland that was planned in the English American Model in 1911, Lorn is one of the most popular suburbs of the district, particularly with families with its quiet streetscapes, children’s playgrounds and community minded residents. A main shopping strip including a newsagent come post office, the fabulous Bemore Rd Grocer supermarket featuring local produce and an array of cafes, patisserie and restaurants. Resting in the catchment zone of several highly sort after schools including Nillo Infants School and Maitland Grossmann High School it offers an enviable lifestyle within a warm and welcoming community.

## Schools

Nillo Infants School  
Saint Josephs Primary School  
Maitland Grossmann High School  
All Saints Collage Maitland

# Cafes & Restaurants

Icky Sticky Patisserie

Lorn Kitchen

Muse Kitchen

Royal Spoon Indian Restaurant

Coquun

The Orange Tree Cafe

# Shopping & Events

Maitland Levee

MRAG

Taste Festival

Street Eats food trucks

Aroma Festival

Pender Place Shopping Centre

## 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.