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Property Gallery



2/44-48 Melrose Street, LORN

Light, Bright and Lovely in Lorn

2 1 1 **$635,000**

Air Conditioning	Study	Floor boards
Courtyard	Outdoor Entertaining	Shed
Fully Fenced	Built In Robes	

Located in the much sought-after suburb of Lorn, surrounded by beautiful heritage and contemporary homes, this free-standing villa with complete street frontage is easy to fall in love with. With the sprawling greenery and parklands of the suburb, you're out of the hustle and bustle of the city while being only a short stroll to amazing cafes and restaurants as well as Maitland CBD and river, boutique shopping and emerging art galleries.

Differentiated from other villas in the complex, no. 2 features a double front fa€ade which sets the scene for the generous free flowing internal layout and zoned yard. Thoughtfully renovated to a high standard, this comfortable home has the ideal balance of open plan living while incorporating cosy spaces inside and out.

Overlooking the garden, the sun-drenched living domain radiates relaxed style. Awash with natural light, the open plan kitchen, living and dining areas feature beautiful, engineered oak flooring that is both practical and stylish. Hunkering down on Maitland's winters days is a delight here where a flame-look electric fire sets the mood.

The main bedroom is spacious and calm - a restful domain with the perfect mix of comfort and practicality. A custom shelf has been created under the leadlight window giving the room a

bespoke feel. It provides the perfect spot for some indoor greenery to catch the light or for you to rest your book when you just can't keep your eyes open a second longer.

The bathroom has a high-end spa feel thanks to the stunning Moroccan floor tiles, floating vanity, mirrored cabinetry and heritage tapware. There is much to desire here.

A particularly clever touch to the villa is the original laundry footprint being reimagined into a study or "zoom room" perfect for those looking for somewhere separate to work from home or a space to undertake a favourite hobby.

The backyard design has delivered in spades creating an atmospheric garden that compliments the home and provides a great space for casual entertaining. From the topiary plantings to the compacted gravel and open lawn spaces, this gem of a garden is filled with visual and tactile delights. Tucked away in the corner of the garden is the beloved potager or kitchen garden which produces everything from strawberries and parsley to creeping peas and thyme.

The villa's brick construction helps regulate the temperature, and there is air conditioning, a wood-look fire place and ceiling fans to keep temperatures even and ensure year round comfort.
Location and style, this is easy care living at its finest.

- 250m to Lorn Park Oval
- Belmore road cafes and shops (700m), Pender Place Shopping Centre (1.9km), Green Hills Shopping Centre (7km)
- Zoned for Nillo Infant & Bolwarra Primary Schools
- Single lock-up garage with internal access
- High ceilings, ceiling fans, split system air conditioning, plantation shutters
- NBN connection

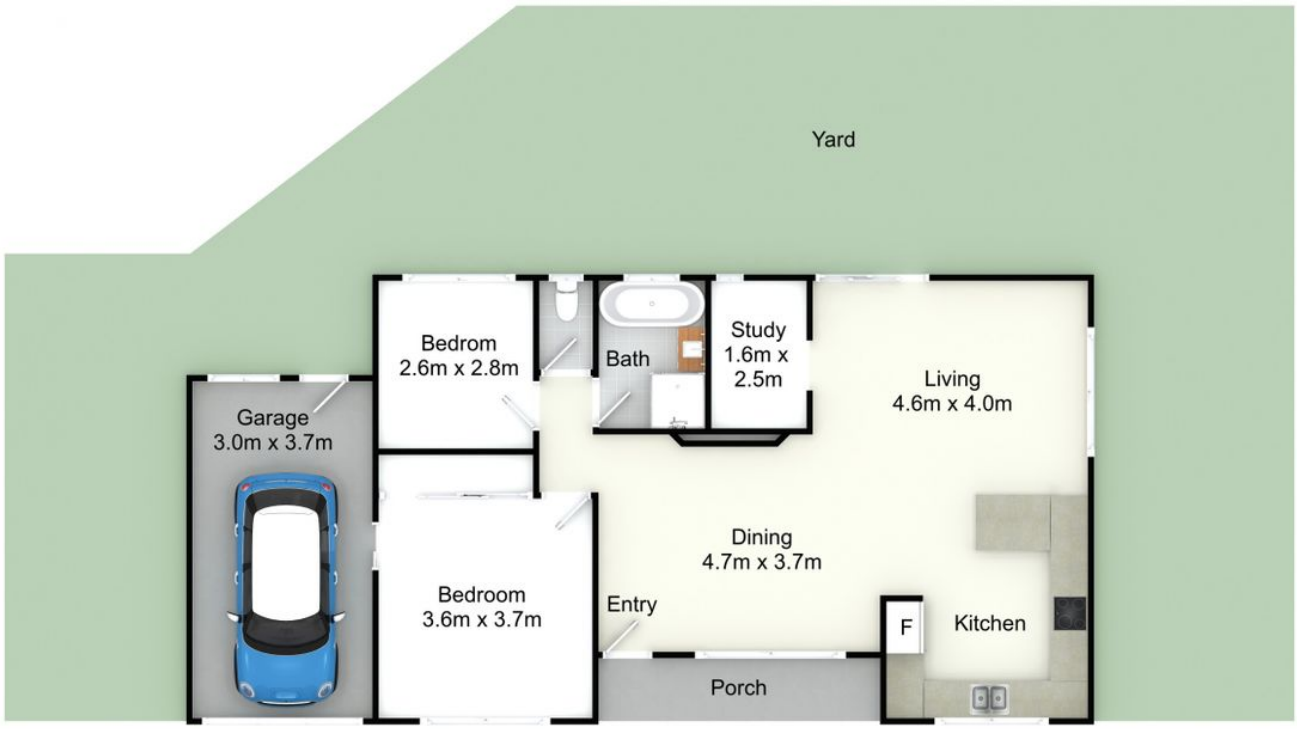
This property is proudly marketed by Michael Haggarty and Andrew Lange, contact 0408 021 921 or 0403 142 320 for further information or to book your private inspection.

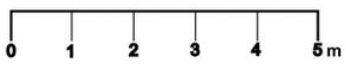
First National David Haggarty, We Put You First

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.

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Floorplan







2/44-48 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.

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Location



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Inclusions

Front

Double frontage

Peblecrete driveway with paths

Front porch

Porch light

Garden beds

Single garage

White picket fence

Pedestrian gates to rear yard

Own private driveway with parking permission from strata

Hooded window

Living room

Engineered oak flooring

Downlights

Beige painted walls

Downlights

Linen look curtains

Black curtain rods

Sliding aluminium windows with heritage bars

Sliding glass door to rear

Diamond grill sliding door to yard

TV connection

Heritage skirting

Dining room

Engineered oak flooring

Bricked wood-look electric fireplace with mantle and hearth

Plantation white shutters

Pendant light

Aluminium window with heritage bars and leadlight feature

Ceiling rose

Solid front door

Security mesh screen door

Kitchen

Engineered oak flooring

Beige painted walls

White kitchen cabinetry

Split system air conditioning

Plantation shutters

Aluminium windows with heritage bars and coloured lead light feature

Subway splashback tile with mirrored feature tile

Double sink

Fridge cavity

Stainless steel appliances

Electric stove

Appliance cupboard

Breakfast bar

Downlights

Main Bedroom

Engineered oak flooring

Built-in bed shelf

Plantation shutters

Aluminium windows with coloured leadlight features

Ceiling fan | light

Built-in robe

Beige painted walls

Internal access to garage

Heritage skirting boards

Ceiling rose

Bathroom

Moroccan floor tiles

White subway wall tiles

Built in bath

Floating vanity

Mirrored cabinet

Heritage vanity tap

Heritage double towel rail

Frosted glass double hung aluminium window

Black shower frame

Separate WC renovated to match bathroom

Second Bedroom

Engineered oak flooring

Beige painted walls

White plantation shutters

Aluminium window with heritage bars

Ceiling fan | light

Heritage skirting boards

Ceiling rose

Study | Laundry

Engineered oak flooring

Built in storage along one wall

Double hung clear glass aluminium window

Washing machine neish

Heritage skirting boards

Garage

Painted concrete flooring

Over garage door storage

Rear pedestrian access

Internal access

Fully lined grey painted walls

Ceiling fan

Wall mounted mirror

Ideal home gym or second living room

Rear | Extras

Gravel courtyard with bricked garden beds

Established flowering crepe myrtle tree

Timber fencing

Established hedges

Rotary clothesline

Lawn area at rear and side

Heritage skirting boards

Washing machine neish

Fenced potager or kitchen garden

Fruiting trees (lemon, orange, finger lime, mulberry and blueberry)

Garden shed

Raised veggie plots

Gravel paths

EXTRAS

High Ceilings

NBN Connected

Dux electric hot water

Ceiling insulation

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Comparable Sales

30/44-48 MELROSE STREET, LORN NSW 2320

2 Bed | 1 Bath | 1 Car
$520,000
Sold ons: 28/07/2021

29/44-48 MELROSE STREET, LORN NSW 2320

2 Bed | 1 Bath | 1 Car
$545,000
Sold ons: 16/03/2021

12 STUART STREET, LORN NSW 2320

2 Bed | 1 Bath | 1 Car
$622,500
Sold ons: 14/08/2020

9 NICHOLS STREET, LORN NSW 2320

2 Bed | 1 Bath | 1 Car
$706,000
Sold ons: 06/08/2021

13 MELROSE STREET, LORN NSW 2320

2 Bed | 1 Bath | 4 Car
$771,000
Sold ons: 26/07/2021

20/44-48 MELROSE STREET, LORN NSW 2320

2 Bed | 1 Bath | 1 Car
$450,000
Sold ons: 19/04/2021

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Relevant Documents

Rental Appraisal Letter

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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

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About Us

MICHAEL HAGGARTY I 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

Like FNDH on Facebook

Check out our property videos on FNDH youtube channel

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Disclaimer

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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.