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1.44-48 Melrose Street, Lorn

Property Gallery

Love Your Life In Lorn Property Preview



 **first national**
REAL ESTATE
David Haggarty

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Bedrooms Bathrooms Car spaces Land size

2

1

2

299 sqm





NSW COVID-19 OPEN HOME INSPECTION PROTOCOL

Exclude our photos, 3D tours and virtual tours. They come to our scheduled Open Home. They are only valid with current NSW and federal government health orders. In the best of cases you may not bring us personally in location. We show a maximum of 20 people in the home at a time, ensuring all appropriate social distancing measures.

INSPECTION RULES

- 50 maximum number of people, including the agent in the home at any time.
- Maximum of 10 people in any one room at any time.
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First National

144-48 Melrose St, Lorn

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144-48 Melrose St, Lorn





1.44-48 Melrose Street, Lorn

Description



Settling in the riverside suburb of Lorn with its proximity to the well know shopping village along with caf◆ strip and just a few short blocks from the buzzing coffee culture along Maitland◆s Hunter river, this single story, free standing villa◆s location is ideal.

Carrying a simple yet sophisticated colour palette of soft timber-look lino flooring, freshly painted beige walls and taupe pile carpet, the villa offers a beautiful sense of flow. This fresh neutral colour palette means you can always style the way you live.

Good things come in small packages, especially when those parcels are cleverly designed and the layout in No. 1 which although designed for those downsizing was created to be more generous than other villas in the complex as it was originally designed for the builder◆s parents.

Morning sun spills onto the dining area just off the kitchen where you will find an ideal spot to catch some warming morning rays and connect to the north east facing back garden which overlooks farmland over the rear fence.

The outdoor entertaining area is just the place for drinks and casual entertaining be that morning, noon or night thanks to the all-weather roof and the structure◆s orientation catching the morning sun but protected from the afternoon heat.

When you are on the move or looking to downsize but only the best suburb of the region will do, you will go along way to find a better option than the No. 1 villa at 44-42 Melrose Street.

This property is proudly marketed by First National David Haggarty. For further information or to book your private inspection contact Michael Haggarty 0408 021 921 or Andrew Lange 0403 142 320.

First National - 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.



1.44-48 Melrose Street, Lorn

Inclusions



LOUNGE

- Beige pile carpet
- Diamond grill security screen door
- Solid front door with leadlight window
- Casement windows
- Roller blinds
- Ornate cornices
- 2 double power points
- Single point
- TV point
- Double door linen
- 5 light pendant light

DINING

- Door to front yard
- Diamond grill security screen door
- Solid door
- Ornate cornices
- Ceiling rose
- Three light pendant light
- Casement window
- Roller blinds
- Sheer curtains on back door
- Diamond grill security screen sliding door to yard
- Sliding glass door to back
- Double power point
- Timber look Lino floors

KITCHEN

- Timber look Lino floors
- Timber kitchen cupboards
- Brass door handles
- Stainless steel range
- Ornate cornices
- Fluro light
- 4 burner glass cooktop
- Under bench grill and oven



Subway wall tiles

- Bath
- Wall mounted mirror
- Dome light
- Exhaust fan
- Built in vanity
- Frosted glass casement window

SECOND BEDROOM

- Beige pile carpet
- Built in robe
- Pendant light
- Wallpaper freeze
- Casement windows
- Roller blind

LAUNDRY

- Timber look lino floor
- Linen cupboard
- Washing machine taps
- Shelf
- Free standing wash tub
- Casement window
- Diamond grill security screen door
- Manhole
- Dome light
- Hard door to yard
- Double power point

BACK

- Fully fenced yard
- Undercover outdoor area
- Paved alfresco
- Frangipani tree
- Rotary clothesline
- Hedging
- Overlooks farmland

Subway tiles and green feature tile
Casement windows
Roller blind
Double sink
Flick mixer
Under bench and overhead cupboards
Phone connection

MAIN

Casement windows
Ceiling rose
Ornate cornices
Double mirrored built in robe
Three light pendant light
Beige pile carpet
Roller blinds
TV point double power point

BATHROOM

Separate WC
Square floor tiles

Jacaranda tree
Paths
Flat low maintenance lawn area

GARAGE

Free standing brick Double garage
Pedestrian access to back yard
Automatic roller doors x 2
Two windows
Bamboo blinds
Power point x 2
2 fluro lights

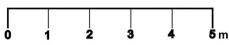
EXTRAS

Dux electric hot water
Ceiling insulation
Freshly painted throughout
Ducted AC
Strata maintain front lawns
Flyscreens
Rural outlook
Pets allowed with strata approval



1.44-48 Melrose Street, Lorn

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.





1.44-48 Melrose Street, Lorn

Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	4/44-48 Melrose Street	2	1	2	August 2020	-	\$450,000
2.	30 Oakhampton Road	2	1	2	August 2020	1045 sqm	\$482,000
3.	17 Melrose Street	2	1	-	October 2020	357 sqm	\$485,000
4.	10 Bonar Street	3	2	4	May 2020	558 sqm	\$460,000





1.44-48 Melrose Street, Lorn

Investors Snap Shot

1/44-48 MELROSE STREET, LORN



INVESTOR SNAP SHOT

LOOKING TO INVEST ? CHECK OUT THESE QUICK STATS
PROVIDED BY OUR BUSINESS DEVELOPMENT MANAGER
JADE TWEEDIE



THE LOCATION:



Lorn is without a doubt one of the most desired locations to reside in the Maitland LGA. With an array of period homes dating back to the late 1800's to early 1900's and a quaint local village consisting of popular boutique shops / restaurants etc. demand is really high for this suburb! With only a 19% rental to private ownership ration in this location, rental demand prospects are high and yields are quite substantial ! Add to this, strong future capital growth prospects and you have yourself a fantastic opportunity to invest !

Current Potential Rental Yield:

Estimated pricing point of \$410-\$420 per week



WHO MAKES UP THE POPULATION IN LORN?

The predominant age group in Lorn is 40 - 49 years. Households in Lorn are primarily couples with children and in general, people in Lorn work in a professional occupation.

WHAT MAKES THIS PROPERTY A GREAT RENTAL ?

- It's location
- It's low rental / private ownership ratio creating strong rental demand
- The ease of access to local amenities
- No major works required

CURRENT APPROX. VACANCY RATE FOR THE HUNTER REGION AS AT SEP 2020:

0.7%

For a full rental proposal re our Boutique Management Services or a full suburb report for Lorn, get in contact with Jade today on the below details !



" EXPERIENCE THE FNDH RENTAL DIFFERENCE TODAY"

JADE TWEEDIE - 4933 5544
JADE@DAVIDHAGGARTY.COM.AU



first national
REAL ESTATE

David Haggarty

1/44-48 Melrose St, Lorn - Rental Estimate



1.44-48 Melrose Street, Lorn

Relevant Documents

[Marketing Contract](#)



1.44-48 Melrose Street, Lorn

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.

AROUND LORN

SCHOOLS

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

CAFES AND RESTAURANTS

- Icky Sticky Patisserie
- Meg's Kitchen
- Jerf Cafe
- 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.