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Property Gallery



37A Belmore Road, Lorn

Charming 3 bedroom home in the heart of Lorn!

3 1 2 **$895,000**

Workshop | Built In Robes | Dishwasher

Welcome to this charming 3-bedroom, 1-bathroom home in the heart of Lorn! Nestled in a peaceful suburb, this property is just a short stroll from local cafes and amenities, making it a perfect spot for enjoying community life.

Each of the three well-sized bedrooms is designed for comfort and convenience. All bedrooms feature built-in robes, providing generous storage space for your clothing and personal items. Two of the bedrooms also include additional built-in storage, offering even more flexibility for organising your belongings.

The shared bathroom is conveniently located, featuring essential amenities for everyday living. It includes a bathtub and shower combination, making it suitable for relaxing baths or quick showers. The thoughtful layout ensures that it meets the needs of the household efficiently. For added convenience, there is a separate toilet, allowing for easy use during busy mornings or when hosting guests.

Adjacent to the bathroom, the laundry area provides practical functionality with direct access to the spacious backyard. This setup is perfect for quickly transferring laundry outdoors to dry or for easy access to outdoor activities. With ample space for your washing machine and dryer, it streamlines your household chores while keeping the home organised.

The large kitchen is a standout feature, offering plenty of space for cooking and entertaining.

With ample counter space and room for dining, it's perfect for family gatherings or casual meals. The layout provides excellent functionality, allowing for easy movement while you whip up your favorite dishes. Whether you choose to update it with modern finishes or retain its classic charm, this kitchen is the ultimate heart of the home, ready to inspire your culinary adventures.

The property boasts a fully fenced yard, ensuring privacy and security, while the spacious backyard provides plenty of room for outdoor activities or gardening. You'll appreciate the convenience of a garage with two roller doors, along with a garden shed for extra storage. Inside, the house presents a unique opportunity for renovation enthusiasts. While it may be dated, it's a blank canvas ready for your personal touch. With its well-sized bedrooms, comfortable living area, and functional bathroom, this property is brimming with potential.

Lorn offers a delightful blend of suburban tranquility and vibrant community life. Known for its leafy streets and friendly atmosphere, this suburb is perfect for families and individuals alike. Enjoy easy access to local parks, schools, and recreational facilities, all while being just a short drive from the heart of Maitland.

Don't miss your chance to transform this house into your dream home in a fantastic location! This property is proudly marketed by Mick Haggarty, contact 0408 021 921 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.

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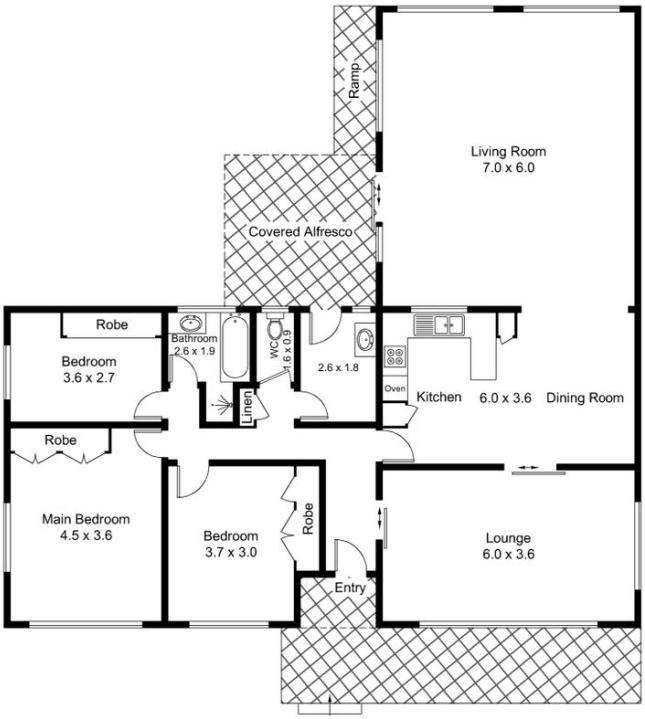
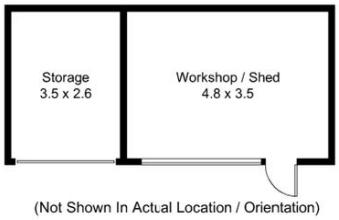
Floorplan





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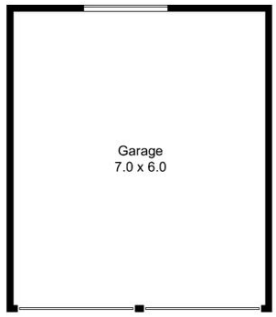

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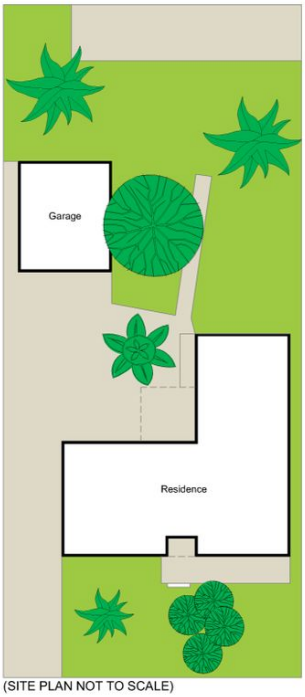

(SITE PLAN NOT TO SCALE)

Approximate Gross Internal Area = 218.1 sq m (Including Outbuildings)

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Location



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Inclusions

Living Areas

LOUNGE

Split A/C

Wooden sliding doors

Oyster light

Three single power points

Vertical window

Brown carpet

KITCHEN

Westinghouse oven

Fisher & Paykel dishwasher

Westinghouse 4 burner stove

Stainless steel sink

Blue benchtops

Lino floor

Three Double power points

Single power point

Cream cupboards

Fluro light

Skylight

LIVING AREA

Fujitsu super wave a/c

Three vertical windows

Blue carpet

Fluro light x 2

Smoke alarm

Three double power points

Bedrooms

BEDROOM ONE

Built in robe

Beige carpet

Vertical opening window

Two double power points

Single power point

Oyster light

BEDROOM TWO

Built in robe

Built in desk area

Brown carpet

Vertical opening windows

Light

Single power point

BEDROOM THREE

Built in robe

Single power point

Built in desk

Vertical opening windows

Oyster light

Brown carpet

Wet areas

BATHROOM

Bathtub

Single vanity

Wall mounted mirror

Double towel rail x two

Shower

Exhaust fan

Single power point

Horizontal glazed sliding window

TOILET

W/c toilet

Pendant light

Window

LAUNDRY

Tiled floor

Single stainless steel basin

Pendant light

Double power point

Vertical opening window

Backyard access

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Comparable Sales



11 LORN STREET, LORN, NSW 2320, LORN

4 Bed | 2 Bath | 2 Car — Land size: 683
$1,012,500
Sold ons: 18/07/2024
Days on Market: 165



6 NICHOLS STREET, LORN

4 Bed | 2 Bath | 1 Car
$1,015,000
Sold on: 21/03/2024



25 QUEEN STREET, LORN, NSW 2320, LORN

3 Bed | 1 Bath | 4 Car — Land size: 986
$830,000
Sold ons: 27/03/2024
Days on Market: 55

70 BELMORE ROAD, LORN

3 Bed | 1 Bath
$950,000
Sold on: 19/06/2024



27 KING STREET, LORN, NSW 2320, LORN

3 Bed | 2 Bath | 1 Car — Land size: 918.9
$1,110,000
Sold ons: 31/08/2024
Days on Market: 31

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Relevant Documents

Marketing Contract
Rental Letter
Rental CMA Report

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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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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.