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## Love Where You Live



**25.. Roy Street, LORN**

**Love Where You Live**



**\$564,000**

When it comes to location, you would be hard pressed to find a better suburb to reside in than leafy Lorn. Surrounded by gorgeous periodic homes and just a stones throw to village restaurants, cafes, butchers, grocers and more, you are also just a short 5-10 minute stroll to Maitland CBD / The Levee and all that offers by way of amenities.

Offered to the market for the very first time, this quaint residence is perfectly positioned and is as neat as a pin, offering three bedrooms, two bathrooms and a massive open plan living / dining zone, the perfect place to gather for quality family time. Framed externally by manicured lawns and gardens, we just know as soon as you set foot onsite, you will be imagining yourself sitting outside with a book and cuppa taking in the sun and all that this little gem offers.

Discerning buyers are encouraged to act quick, as properties in this location never last long.

Further features of this home include:

- Three bedrooms with mirror built-in to one
- Ensuite to main
- New flooring throughout
- Plush carpet to bedrooms
- Neat kitchen with ample prep space and cupboards
- Internal laundry

- Open plan dining / living
- Air conditioning and ceiling fans
- Gas point for heating
- Side access
- Single garage with workspace and single carport
- Currently tenanted returning \$440 per week
- Walk to local amenities, transport, schools and Maitland CBD
- NBN ready

This property is proudly marketed by Patrick Howard 0408 270 313 and Kaitlin Crowe 0423 520 914 or 4933 5544 for further information or to book your onsite one on one 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.

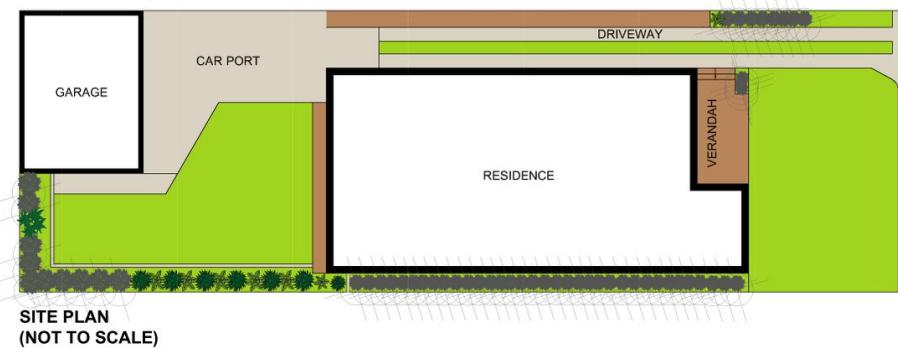


## Property Video

## Floorplan

### 25 Roy Street, Lorn

Approximate Gross Internal Area = 138.1 sq m / 1486 sq ft  
Garage = 33.5 sq m / 360 sq ft  
Total = 171.6 sq m / 1846 sq ft



SITE PLAN  
(NOT TO SCALE)



Illustration for identification purposes only, measurements are approximate,  
not to scale. [floorplansUsketch.com](http://floorplansUsketch.com) © (ID640295)

## Inclusions

### Front

Hedged front garden

Concrete strip driveway

Access to rear shed/carport

Tiled veranda front entry

Security light and porch light

Iron screen front security door

Solid timber front door with

2 x frosted glass panels

Solid double brick rendered

Iron roof

Wide hall

Phone line

Linen cupboard

# Main bedroom

Plush chocolate carpet

White walls and ceiling

Double slider windows

White Venetian blinds

Smoke alarm

2 x wall lights

Ceiling fan

Phone line

Double power point

# **Ensuite**

Heritage green and cream tiling

Glass screen accessible shower

Single laminate vanity and mirror

Grey roller blind

WC

Heat lamp and lighting

Ss tapware

## Bedroom 2

Plush chocolate carpet

White walls and ceiling

Double slider windows

White Venetian blinds

2 x power

Fluro wall light

White venetians

Timber door with silver handle

Ceiling fan

## **Bedroom 3**

Plush chocolate carpet

White walls and ceiling

Double slider windows

White Venetian blinds

Ceiling fan

Triple mirrored Built -ins

2 x power points

Timber door with silver handle

# Bathroom

Timber door brass handle

Peach tiling and single vanity

Double mirror

Double power vent fan

Glass slider

1 x fixed shower head

1 x movable shower head

Towel and access railing

Frosted glass window

# Kitchen

Laminate bench tops

Ample timber cabinetry

Double Stainless sink

Simpson dishwasher

Electric oven

4 hob gas cooktop

Ceiling fan

Cream tiled splash back

3 x double power

2 x fluro lighting

# Laundry

Storage cupboards

Rheem Hot water

Stainless laundry tub

3 x power point

Separate W/C

# Dining

Off kitchen

3 x double power

1 x fluro

1 x lamp light

Doorbell

Timber laminate floor

White walls and ceiling

# Rumpus

Internet connection

Gas bayonet for heater

2 x ceiling fan

2 x fluro

Laminate flooring and cream tiling

Wall reverse cycle ac

Timber venetians

6 x double bay aluminium slider windows

Glass and security slider to rear yard

# Outside

Internet connection

Gas bayonet for heater

2 x ceiling fan

2 x fluro

Laminate flooring and cream tiling

Wall reverse cycle ac

Timber venetians

6 x double bay aluminium slider windows

Glass and security slider to rear yard

## Comparable Sales

### 34 NILLO STREET, LORN NSW 2320

3 Bed | 2 Bath | 2 Car

\$555,000

Sold ons: 10/08/2020

### 12 STUART STREET, LORN NSW 2320

2 Bed | 1 Bath | 1 Car

\$622,500

Sold ons: 14/08/2020

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

2 Bed | 1 Bath | 2 Car

\$555,000

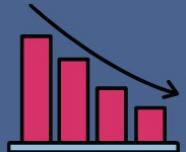
Sold ons: 24/11/2020

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## Investors Snapshot

# INVESTOR SNAP SHOT

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



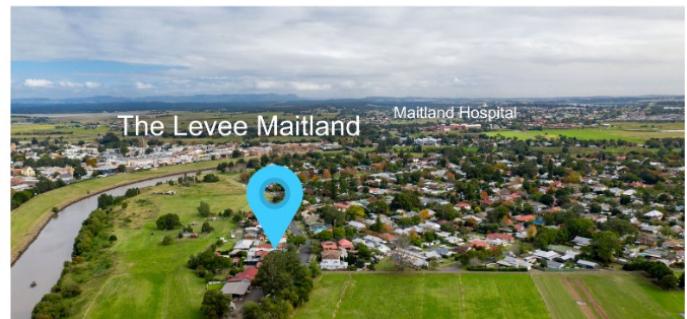
## THE LOCATION:

Lorn is without a doubt one of the most desired locations to reside in, in the Maitland LGA. With an array of period homes dating back to the late 1800's / early 1900's and a quaint local village offering various boutique shops, restaurants, coffee shops etc. demand is really high! With only a 19% renter to private ownership ratio in Lorn, this means rental demand is strong and yeilds quite substantial! Add to this great capital growth prospects and you have yourself a superb opportunity to invest!



## Current Potential Rental Yield:

This property is currently rented at \$440 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.

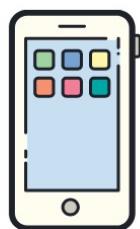
**CURRENT APPROX.  
VACANCY RATE  
FOR THE HUNTER  
REGION AS AT OCT  
2020:**

0.7%

## WHAT MAKES THIS PROPERTY A GREAT RENTAL ?

- It's location
- It's 19% rental market ratio to private ownership
- The ease of access to local amenities
- Ease of access to Maitland CBB
- Future capital growth prospects
- Strong demand for the location

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  
[JADET@DHFN.COM.AU](mailto:JADET@DHFN.COM.AU)



**first  
national**  
REAL ESTATE

David Haggarty

## Relevant Documents

[Marketing Contract](#)

[Make an Offer Form](#)

## 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 street scapes, 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.

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

## Schools

Nillo Infants School

Saint Josephs Primary School

Maitland Grossmann High School

All Saints Collage Maitland

# Cafes & Restaurants

Icky Sticky Patisserie

Lorn Kitchen

Jerf Cafe

Royal Spoon Indian Restaurant

Coquun

The Orange Tree Cafe

# Shopping & Events

Maitland Levee

MRAG

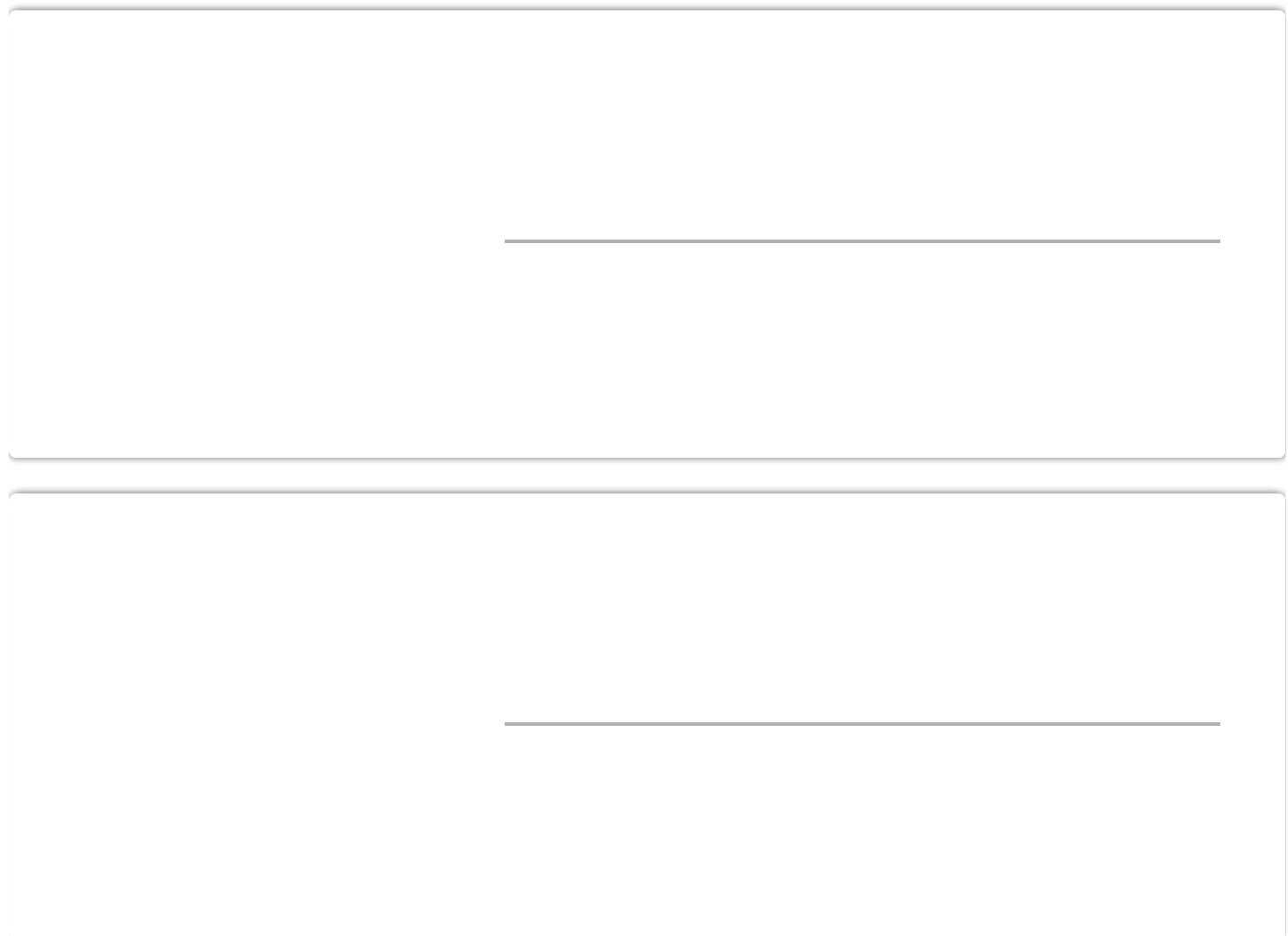
Taste Festival

Street Eats food trucks

Aroma Festival

Pender Place Shopping Centre

## About Us



## 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.