

26 The Avenue, Lorn, NSW 2320

House For Sale

Thursday, 16 November 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 600 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Stunningly renovated cottage with luxury inclusions at every turn + within walking distance of boutique bars, cafes and more!- Gourmet kitchen with 40mm stone benchtops, dual stainless steel sink, subway tile splashback, 900mm freestanding Smeg oven with a 6 burner gas cooktop and a canopy rangehood.- Gorgeous open plan living and dining with a freestanding combustion fire, a home office and formal lounge with period fixtures and an original fireplace.- Master bedroom suite featuring an expansive sitting area, its own kitchenette, huge walk-in robe with a dressing table and luxury ensuite.- All bathrooms feature stylish floor tiles, subway tiled walls, VJ panels, Devex gas hot water controls, European black tap fittings, 20mm Caesarstone benchtops and rain shower heads.- Daikin 4 zone ducted air conditioning and stylish ceiling fans throughout.- Classic period features including soaring ornate ceilings, picture rails, stained glass windows and original timber doors.- Two covered timber verandahs, one featuring a ceiling fan and LED downlights, a spacious grassed yard, sandstone pavers and a delightful chicken coop.- Sparkling inground salt chlorinated pool with a frameless glass pool fence and bamboo screening.- Enclosed carport via a side driveway, leading to an additional storage shed.

Outgoings: Council Rates: \$2,948 approx. per annum Rental Return: \$800 approx. per week

Discover the epitome of classic Australian charm in this weatherboard and Colorbond cottage nestled in picturesque Lorn. Renovated to perfection, this home seamlessly combines character with modern design, offering a stunning retreat for the contemporary family. This classic cottage, nestled on a charming tree-lined street, combines tranquility with convenience. Just a street away from parklands and dog-friendly areas, it caters to an outdoor lifestyle. Nearby cafes, like the popular Icky Sticky Patisserie, and easy access to the Hunter River and local clubs enhance the local experience. With Maitland's CBD and riverside Levee precinct moments away, Newcastle within 45 minutes, and the Hunter Valley vineyards a short 20-minute drive, this property effortlessly connects you to the region's best offerings. Step into a charming oasis as you approach this residence, where the landscaped front gardens, adorned with an arbor and Sandstone pavers, lead to a delightful front patio. An original porch light from England casts a warm glow, welcoming you through a striking painted yellow feature door. This home seamlessly blends modern comforts with classic charm. Daikin 4 zone ducted air conditioning, roller blinds, and shutters ensure year-round comfort and versatile light control. The interior features a stylish mix of carpet and polished timber floorboards, recently refreshed with new carpet and a fresh paint palette. New downlights illuminate the space, showcasing ornate ceilings and stained glass windows. The three front family bedrooms boast new carpet, ceiling fans, built-in robes, and charming plantation shutters. Featuring original varnished timber doors, these generously sized rooms provide a perfect blend of comfort and character for an ideal retreat. The family bathroom has been stunningly renovated, featuring stylish floor tiles, textured subway tile walls, and VJ panels. Equipped with Devex gas hot water controllers, it includes a twin vanity with undermount basins, European black tap fittings, and a 20mm Caesarstone benchtop. A sliding barn-style door reveals a spacious shower with a built-in recess and a rain shower head, along with a built-in bathtub. Next you will discover the elegant formal lounge room, featuring stained glass windows, plantation shutters, and an original working fireplace with an ornate timber mantle. The timeless charm and comfort seamlessly blend, creating a welcoming atmosphere. From here this amazing home opens into an expansive open-plan living, dining, and kitchen area with contemporary light fixtures, a freestanding 'Lopi' combustion fireplace, practical roller blinds, tall sash windows and a floor-to-ceiling glass door which bathe the room with natural light. The updated kitchen is stunning, featuring 40mm stone benchtops, a dual stainless steel sink with a filtration system, and a stylish subway tile splashback. Practicality meets sophistication with a Smeg 900mm freestanding oven boasting a 6-burner gas cooktop and a 900mm canopy rangehood. Ample storage and bench space provide functionality to this luxurious space. Cleverly located off the family living area, the home office offers a private and productive space, enhanced by plantation shutters and downlights, perfect for remote work. Also featured downstairs is a stylishly renovated laundry and additional bathroom. 20mm Caesarstone benchtops, a farmhouse-style sink, and ample storage make this laundry a pleasure to work in. The bathroom features a WC, a separate shower with a rain shower head and a built-in recess. With a clothes rail and a Fanaway ceiling fan, this space seamlessly blends practicality with chic, modern styling. Upstairs, a private haven awaits in the master suite. This amazing space features polished timber floorboards and a convenient kitchenette with a 20mm Caesarstone benchtop. A spacious sitting area with louvre windows overlooks the backyard and pool, featuring a ceiling fan and ducted air con for comfort. The walk-in wardrobe is very generous and includes a fabulous dressing table area. The luxurious ensuite mirrors downstairs' features, showcasing a contemporary freestanding bathtub and a large double shower with black rain shower heads and a built-in recess. From the living area

downstairs, a glass sliding door leads to a covered timber verandah, whilst another door opens to a separate covered timber deck alfresco, featuring a ceiling fan and LED downlights, ideal for outdoor gatherings. Both spaces overlook a spacious grassed yard, sandstone-paved area, and a sparkling inground salt chlorinated pool, elegantly defined by a frameless glass pool fence and surrounded by exposed aggregate concrete and bamboo privacy screens. The fully fenced yard includes a gorgeous chicken coop, adding to the charm of this delightful home. The driveway along the side of the home leads to a convenient enclosed carport accessed through a remote roller door. Adjacent to the carport is a spacious storage shed, providing ample room for storing all of the gardening gear and large toys. This luxurious family home in such an incredible location is sure to tick all of the boxes, so we expect interest to be very high. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live;- Mere moments from award winning restaurants, cafes and boutique shopping outlets in Lorn- Zoned for quality schooling options, including Nillo Infants School (K-2), Bolwarra Public (K-6) and Maitland High School- An easy stroll to the Riverside Walk, providing kilometres of walking and cycling track, leading to the Riverside Levee precinct, with cafes, restaurants, retail and cultural events- An 11 minute drive to the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep. - 45 minutes to the city lights and sights of Newcastle. - 25 minutes to the gourmet delights of the Hunter Valley Vineyards***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: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 enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.