

**Melrose Street, Lorn, NSW, 2320**

**House For Sale**

Thursday, 22 August 2024

Melrose Street, Lorn, NSW, 2320

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



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## Timeless elegance meets modern luxury

Endlessly elegant, and with the ideal blend of old world charm and contemporary sophistication, 'Karinya' offers an enviable lifestyle in one of Maitland's most highly-sought after suburbs.

Set on a lush, landscaped 1012sqm allotment, the beautifully restored, Victorian masterpiece is in one of Lorn's blue-ribbon streets, just a leisurely stroll from the village shops.

This, combined with its mix of formal and informal living and dining spaces, an abundance of restored, original features and a stunning, resort-like alfresco area, complete with a swimming pool, means this is a property for families that seek the very best in life.

- Circa 1889, 'Karinya' combines timeless features with modern luxury in picturesque Lorn
- Endless street appeal with lush gardens and white picket fence framing a cottage facade
- A charming wraparound verandah where you can sit and watch as the world passes you by
- Original features include polished timber floors, 3m high decorative ceilings and cornices
- Formal living and dining room with a gas fireplace, lovely bay window and French doors
- Ornate archways combine with chandeliers and built-in shelving to add timeless appeal
- Opulent kitchen with 40mm stone benchtops and a SMEG induction cooktop and oven
- Other kitchen highlights include soft-close cabinetry, Bosch dishwasher and slate floors
- Kitchen overlooks a sunlit meals/family room with French doors opening to the alfresco
- Stunning, covered alfresco with Merbau decking and outdoor kitchen with a built-in BBQ
- Resort-style features include a bar fridge, sink, ceiling fan, LED and carriage-style lights
- The alfresco overlooks a private backyard and pristine, saltwater pool with glass fencing
- The spacious family room offers a split system air conditioner and is ideal for relaxation
- Luxurious master suite boasts designer wallpaper, plush carpet, concealed walk-in robe
- A pitched ceiling, with stunning, chandelier adds to the peaceful ambience in the master
- The master also has built-in robes and an opulent ensuite with crisp white subway tiling
- A his and hers vanity, a frameless shower and wainscotting complete the stylish ensuite
- Two further bedrooms at the front of the home feature built-in robes and pendant lighting
- A central bathroom offers a shower above the bath and a vanity with above bench basin
- The home also features a peaceful guest suite or a teenager's retreat with plush carpet
- Guest suite with stylish ensuite also has a spiral staircase up to a loft-style living space
- An oversized double garage and a separate single garage provides lots of parking space
- Extra features include European laundry, two electric hot water systems and garden shed
- Take a stroll to the village shops and cafes, parks, the Hunter River and sporting facilities

Water Rates \$751pa

Council Rates \$3,494pa