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Art Deco Lorn Life



28 Belmore Road, LORN

Art Deco Life In Lorn

3  2  2  **\$695,000**

Air Conditioning

Open Fire Place

Balcony

Deck

Floor boards

Built In Robes

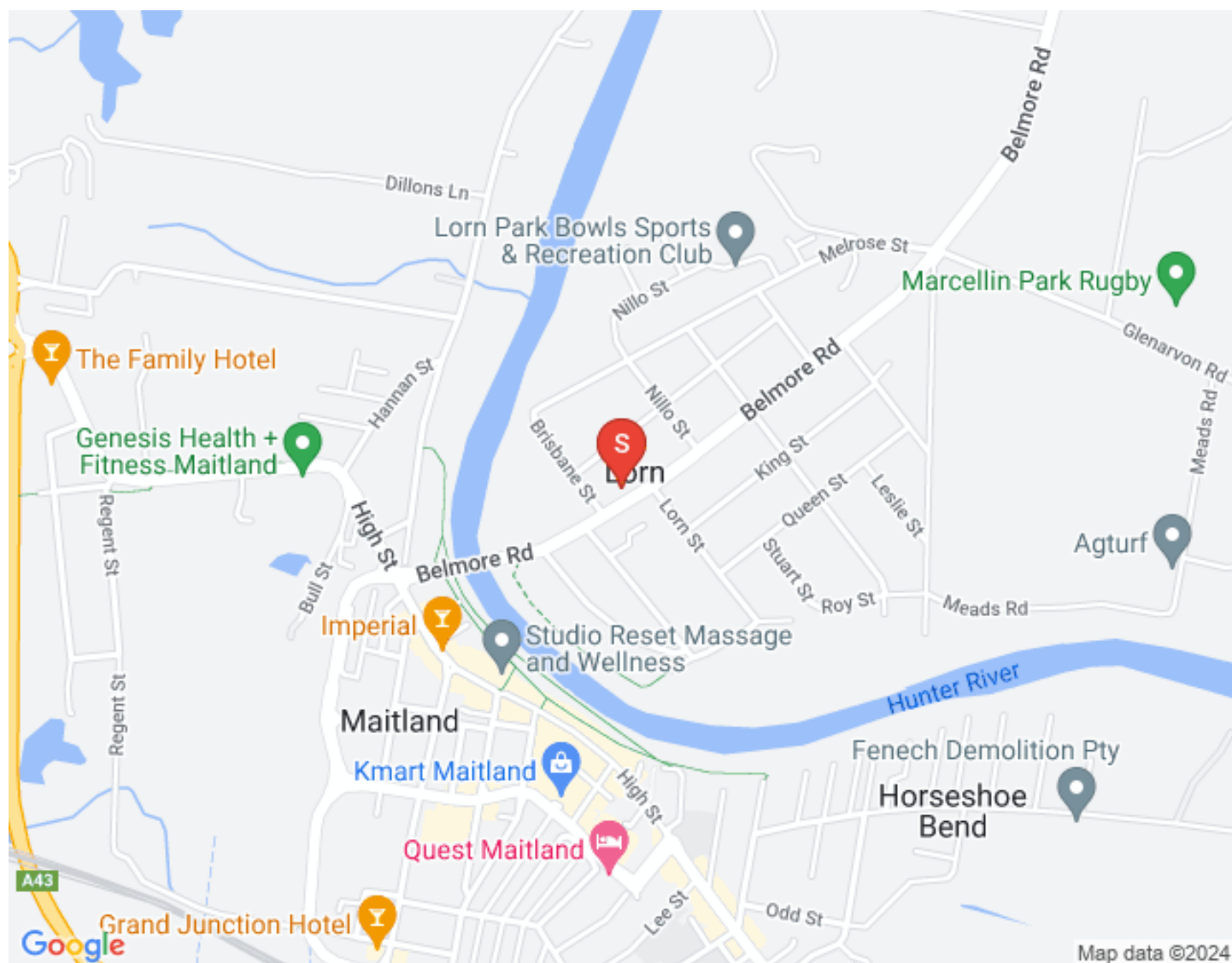
When opportunity knocks, will you answer? Today we offer to you an Art Deco property converted into two villas: one offering one bedroom, the other boasting two. Set in Maitland's finest suburb just moments from all the treats of inner city living and the thriving cafes, pubs, restaurants and markets.

Constructed in 1925, the original Art Deco features of the property brings glamour, luxury, and order with symmetrical designs in exuberant shapes and offering exquisite leadlight windows including a stunning round porthole window, ornate ceilings and air vents anchored with deep original skirting boards set over original timber floors.

With a residential rental return of \$600 per week. The layout of the property currently accommodates two entrances on different aspects of the building providing plenty of privacy and the double brick construction ensures that sound is contained but the B1 zoning gives you the flexibility to craft a use of the property to your needs.

Perhaps a home office on one side and a residence the other for a perfect work from home set up in these post COVID times? Rented the property residentially and enjoy the rental income as you watch your capital growth increase with Lorn's traditional strong growth? Live in one side

and use the rent from the other to help cover the mortgage? Convert the building back to one dwelling and enjoy your new sizable, heritage Lorn home or use this new larger building as a commercial space in the thriving boutique village? How will you use this perfectly pretty opportunity?



Floorplan



first national
REAL ESTATE David Haggarty

28 Belmore Road, Lorn



NOT TO SCALE

Disclaimer: This plan and measurements are for informational purposes only. We make no warranties or representations, express or implied, as to the accuracy of the data. Independent detail verification is recommended.

Property Inclusions

Front Yard

Private hedged lawn and garden

Rotary clothesline

Bricked in veranda

Second veranda at side / entrance

Front Kitchen | Living

Timber floors

Ornate Art Deco windows

Feature round leadlight window

Sage painted walls

Westinghouse AC

Ornate cornices and ceiling

Dome light and downlights

Fireplace

Ornate air vents

Under bench oven

Electric cooktop

Timber look kitchen cabinetry

Pantry storage

Side Bedroom

French doors

Timber casement windows

Roller blinds

Ornate air vents and ceiling fans

Downlights

Ceiling fan light

Deep skirts

Timber floors

Sage walls

Ornate door

Front Bedroom

Timber floors

Ornate doors

Sage painted walls

Ornate ceiling and cornice

Ornate leadlight timber windows

Ceiling fan | light

French doors to front veranda

Downlights

Ceiling fan | light

Deep skirts

Roller blinds

Front Bathroom | Laundry

Black floor tiles

Separate shower

Single vanity

Mirrored cabinet

WC

Tessellate floor tiles

Laundry tub

Laundry cabinetry

Double hung window

Manhole

Fluro light

Back Loungeroom

Cream carpet

Cream painted walls

Deep skirtings

Ornate brick fireplace

Ornate cornices and ceiling

Double hung timber windows

Venetian blinds

TV point

Kelvinator AC

Diamond grill screen door

Ornate air vents

Back Kitchen

Timber look lino floor

Cream painted walls

Datto board walls

Manhole

Free standing Chef stove - electric

Timber bench

Subway tile splashback

Aluminium window

Venetian blinds

Single sink

Pot draws

Dome light

Back Bedroom

Cream carpet

Cream painted walls

Pendant light

Wall mounted mirror

4 door robe

Venetian blind

Timber double hung window

Back Bathroom | Laundry

Door to veranda and kitchen

Aluminium sliding window

Laundry tub and taps

Dome light

Patterned floor tiles

Sliding door to bathroom

Pedestal vanity

Shower over half bath

Flyscreens

WC

Double towel rail

Mirrored cabinet

Rear

Undercover veranda

Rotary clothesline

Double garage

Separate brick laundry

Comparable Sales

62 Belmore Road



62 Belmore Road, Lorn

3 bed | 1 bath | 2 car | 836 sqm | Sold December 2020

Sold Price \$725,000

28 Allan Street



28 Allan Street, Lorn

3 bed | 1 bath | 1 car | 544 sqm | Sold August 2020

Sold Price \$ 745,000

48 Bourke Street



48 Bourke Street, Maitland

3 bed | 1 bath | 2 car | 563 sqm | Sold September 2020

Sold Price \$735,000

Relevant Documents

[Contract of Sale](#)

[Rental Estimate Letter](#)

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 Belmore 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

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



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

0408 270 313

pat@fnrem.com.au

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



KAITLIN CROWE

CLASS 2 LICENCED REAL ESTATE AGENT /
ASSISTANT & ANNUAL LEAVE RELIEF PROPERTY
MANAGER

kaitlin@fnrem.com.au

With proven strengths in Customer Service, Kaitlin brings warmth, positivity and exuberance to First National Maitland's Property Management Department. Previously completing a Traineeship in Real Estate with flying colours, Kaitlin was promoted to a Junior Property Manager within the FN Maitland organization, of which she took out the award for Property Manager Rookie of the year within the First National NSW network in 2019, for her dedication and overall performance to the job at hand. Working within the Property Management Department and having also incorporated Sales Experience into her career, this makes her well rounded in Real Estate abroad.

Kaitlin is highly organised and keen to make an impact and delivers invaluable support to our Property Managers Jazmine and Lillianne. Her enthusiastic approach, makes her a delight to work with and you can be assured Kaitlin will always have your best interests at heart!

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.