Michael Haggarty
0408 021 921
mick@fnrem.com.au

Table of Contents

- Property Gallery
- Floorplan
- Location
- Comparable Sales
- Relevant Documents
- About Lorn
- Disclaimer

Michael Haggarty
0408 021 921
mick@fnrem.com.au

Property Gallery



53 Belmore Road, Lorn

UNDER CONTRACT

3 2 2 **$1,095,000**

Nestled in the heart of Lorn, one of Maitland's most prestigious suburbs, this beautiful dual-key property offers both exceptional rental income and immense future potential. Occupying a generous 919sqm block, this fully tenanted federation home provides the flexibility of dual income streams with a combined weekly rental of $890 ($480 and $410). Whether you're seeking an investment with strong returns or dreaming of restoring a heritage family residence, this property can cater to your needs.

This charming federation home is filled with original heritage details that enhance its character and appeal. The recently repainted front fa&#65533;ade presents a fresh new look, complementing its classic white picket fence and instantly captivating curb appeal. Inside, you&#65533;ll find timeless features such as original fireplaces, ornate ceilings, French doors, boarded ceilings, and decorative skirting boards and air vents, which embody the home's traditional elegance. A wood burning fireplace warms one side of the property, creating a cozy, inviting atmosphere perfect for the cooler months.

Located within a short stroll to Lorn&#65533;s quaint village centre, residents can enjoy the convenience of a vibrant community atmosphere, with an array of boutique shops, cafes, and local amenities just moments away. This is a home that offers the best of both worlds. Giving a large 919-square-meter block in a charming, walkable community setting, yet providing easy access to everything Maitland has to offer.

Investors will appreciate the steady, reliable rental income and the potential for capital growth in this high demand area. For those with a vision, the dual-key layout offers the exciting prospect of converting this property back into a grand heritage family home, preserving its historic beauty while modernizing it to suit contemporary lifestyles. The possibilities for this

property are boundless, from continuing its current investment appeal to crafting a one of a kind family home with a spacious garden ready to create an oasis.

Rarely does an investment opportunity like this present itself in such a desirable location. This dual-key federation home offers heritage charm, income potential, and the flexibility to adapt to your future plans. Embrace the chance to own a piece of history in Lorn.

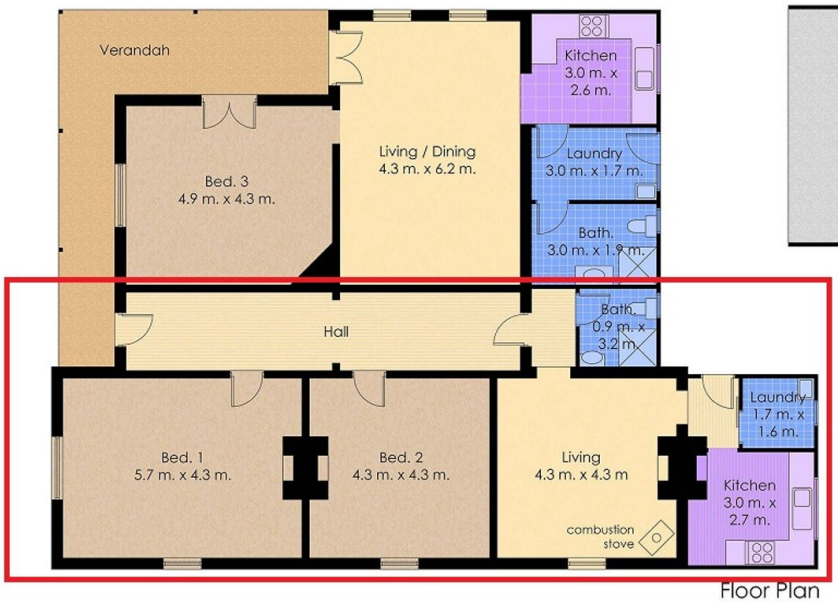
This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your private inspection.

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.

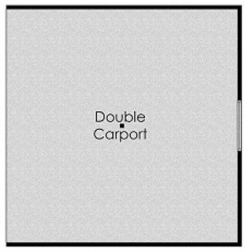
First National Real Estate - We Put You First

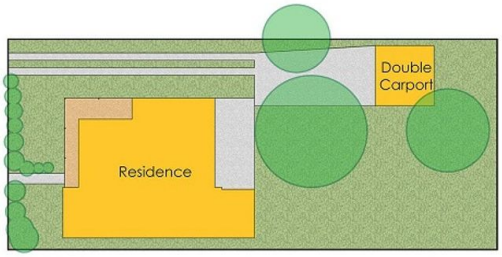
Michael Haggarty
0408 021 921
mick@fnrem.com.au

Floorplan



Floor Plan
Total Approx. Internal Floor: 172 sqm





Site Plan
Not to Scale

Unit 1 / 53 Belmore Rd, Lorn



Measurements and direction of north are approximate and are to be used as a guide only.

Michael Haggarty
0408 021 921
mick@fnrem.com.au

Location



Michael Haggarty
0408 021 921
mick@fnrem.com.au

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

Powered by PropTrack 

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298).

For state-specific copyright and data disclaimers, see Copyright and Legal Disclaimers about Property Data.

Michael Haggarty
0408 021 921
mick@fnrem.com.au

Relevant Documents

Marketing Contract
Rental Letter

Michael Haggarty
0408 021 921
mick@fnrem.com.au

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

Michael Haggarty
0408 021 921
mick@fnrem.com.au

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.