



**first
national**
REAL ESTATE

Maitland

25 Roy Street, Lorn NSW 2320

Table of Contents

- [Property Gallery](#)
- [Description](#)
- [Property Video](#)
- [Floorplan](#)
- [Inclusions](#)
- [Investors Snap Shot](#)
- [Relevant Documents](#)
- [About Lorn](#)
- [About Us](#)
- [Disclaimer](#)

Property Gallery

Love Where You Live

\$564,000



Bedrooms Bathrooms Car spaces Land size

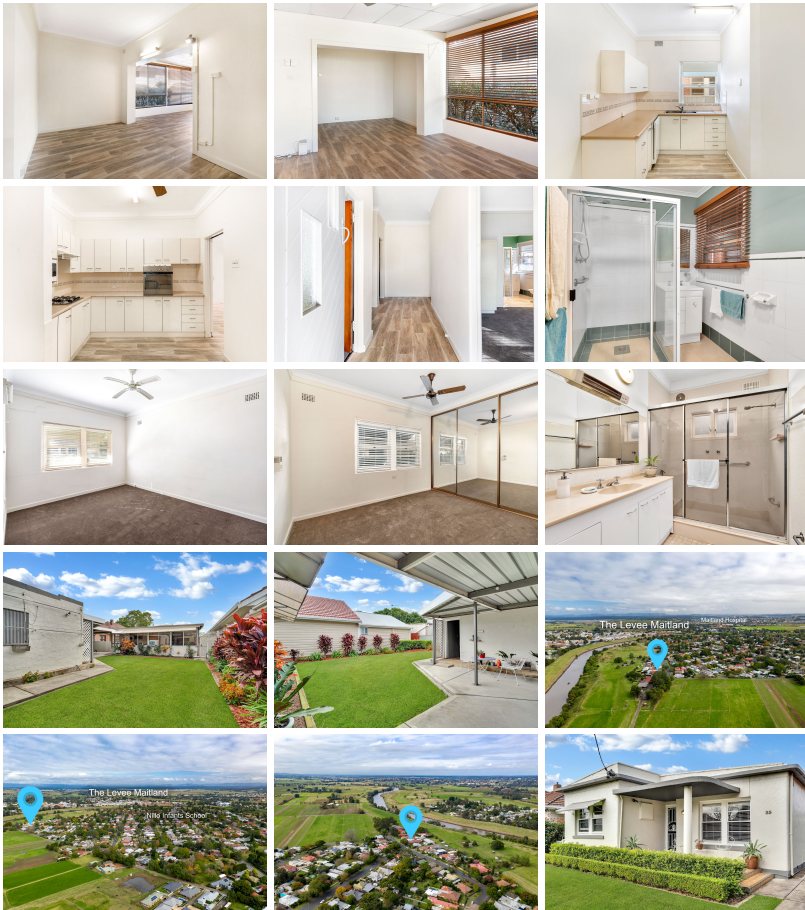
3

2

2

467 sqm





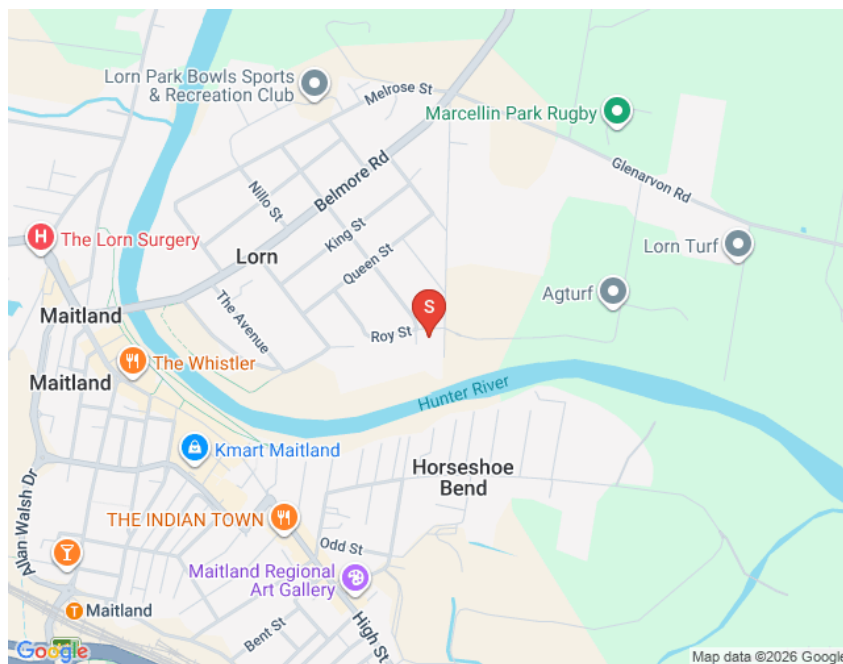
NSW COVID-19 OPEN HOME INSPECTION PROTOCOL

Explore our protocol, 3D tours and virtual facts. Then come to our scheduled Open Home, where you can see the property first-hand and inspect from a safe distance. We'll have a maximum of 30 people in the home at a time, with a maximum of 10 people in the home at a time. We'll have a maximum of 10 people in the home at a time.

INSPECTION RULES

- 50 people maximum in the home at a time
- 30 people maximum in the home at a time
- 10 people maximum in the home at a time
- 10 people maximum in the home at a time

First National



Description



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.



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Property Video



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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 © (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

En-suite

- Heritage green and cream tiling
- Glass screen accessible shower
- Single laminate vanity and mirror
- Grey roller blind
- WC
- Heat lamp and lighting
- Ss tapware

B2

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

B3

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

Colourbond fence
Undercover carport
Roller door garage
Workshop area
Mechanic pit
Brick and iron construction.
Lighting and 2 x double power point.
Clothes line off garage
Hedged and succulent gardens
Stainless peg basket
Outdoor sensor light



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Investors Snap Shot

25 ROY STREET, LORN



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.

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

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

0.7%

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



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Rental Estimate Letter



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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 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.

AROUND LORN

SCHOOLS

- Nillo Infants School
- Saint Josephs Primary School
- Maitland Grossmann High School
- All Saints Collage Maitland

CAFES AND 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



PATRICK HOWARD | Principal Partner / Property Sales Consultant / LREA

Pat has been a Sales Agent with First National David Haggarty for the last 4 plus years and brings a fresh and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for the past 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 Maitland Rugby Club. With a successful career of sales in both the Manufacturing and the Entertainment industry, 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 Pats 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.



JADE TWEEDIE | Principal Partner / Business Development Manager / LREA

Previously attending school and working in the Maitland area for over 13 years, Jade has gained first-hand knowledge of the Lower Hunter Valley Region. Jade began her real estate career as a Property Officer and has tirelessly worked through to Senior Property Manager in a large multi million dollar Property Management Department.

In recent years Jade has changed direction now working within the sales team as our Sales Coordinator / Business Development Manager and has achieved some impressive results! Recently she achieved First Nationals NSW Silver Achiever Award for outstanding performance in Residential Sales two years running and has more recently been awarded First Nationals Highest Accolade for her position, as the NSW and National Business Development Manager of the Year for the entire FN Network, twice in the last 3 years among other notable awards.

If you have any rental / investment questions outside of sales, then Jade is your girl !



KAITLIN CROWE | Class 2 Licensed Real Estate Agent / Sales Consultant

With proven strengths in Customer Service, Kaitlin brings warmth, positivity and exuberance to First National David Haggarty's Sales Department. Previously completing

a Traineeship in Real Estate with flying colours, Kaitlin was promoted to a Junior Property Manager within the FNDH 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 and now that she has the Investment experience and discipline aspect of working within Property Management Department, has transitioned across to where her real passion lies, in Sales.

Kaitlin is highly organised and keen to make an impact and delivers invaluable support to Patrick Howard, working with vendors and buyers to help make both their Real Estate needs and dreams, a reality. Her enthusiastic approach as a point of contact to Patrick, makes her a delight to work with and you can be assured Kaitlin will always have your best interests at heart.

If you are looking to purchase within the Maitland and Lower Hunter property markets, be sure to reach out to Kaitlin for advice or to be kept up to date with potential listings that may suit your needs!

Links

[Pat Howard: Domain profile](#)

[Pat Howard: First National profile and current listings](#)

[Pat Howard: Realestate.com profile](#)

[Jade Tweedie Full First National Profile and Client Feedback](#)

[Like FNDH on Facebook](#)

[Like Team P.A.T on Facebook](#)

[Check out our property videos on FNDH youtube channel](#)



Team P.A.T,
*Your Local Sales
& Investment Team!*

Pat Howard | 4933 5544 | 0408 270 313
pat@davidhaggarty.com.au

 **first national**
REAL ESTATE | David Haggarty

Jade Tweedie (nee Young) | 4933 5544
jade@davidhaggarty.com.au

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.