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## Property Gallery



**12 Leslie Street, Lorn**

**Create Your Lorn Life**

3  4  3 

**Expressions  
of Interest**

1 Ensuite

Air Conditioning

Study

In Ground Pool

Remote Garage

Balcony

Deck

Floor boards

Courtyard

Fully Fenced

Built In Robes

Dishwasher

On the edge of Lorn, overlooking the serene farmlands, this charming three bedroom home presents an extraordinary opportunity for families who are keen to create their dream home.

With approved DA plans for an exciting renovation on hand, you can preview the potential of taking this path. If this isn't in your life plans, there's ample opportunity to make this house your home without starting from scratch.

The first level of the home offers the master bedroom with ample wardrobe space and a neat ensuite. With glass sliders out to the backyard it is also leads to the separate zoom room/office which provides a quiet sanctuary to take care of business. A double remote garage and laundry space with internal access complete this level.

When you go upstairs you are welcomed to the heart of the home where natural light floods through large windows, creating an airy and uplifting atmosphere. The centrally located kitchen

is somewhere you can oversee family life while taking in the sensational views over the turf farms; It is a space that is perfect for family gatherings and entertaining guests.

Beyond the main residence, the recently constructed pool house is equipped for all your outdoor activities but also offers an internal sanctuary. Boasting a farmhouse style kitchen along with another bathroom, the pool house is a perfect place to enjoy everything about an Aussie summer.

Step outside and you will discover the property's standout feature, an inground saltwater, self-cleaning Compass Pool enclosed with the most stylish glass fence and two access gates. This outdoor haven is perfect for summer days spent swimming, relaxing, and enjoying the company of family and friends.

With rear lane access to Sharkey's lane, you have a great access point to the additional parking pad and remote garage as well as a double gate which brings you or your vehicle straight into the backyard.

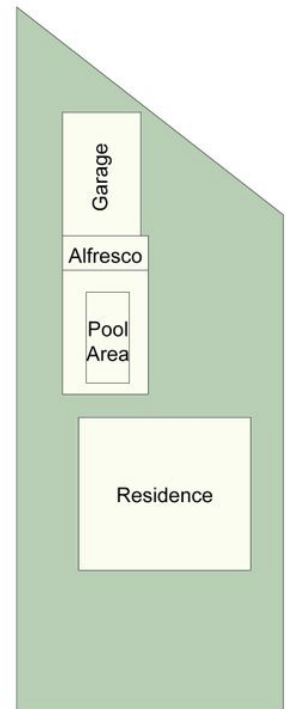
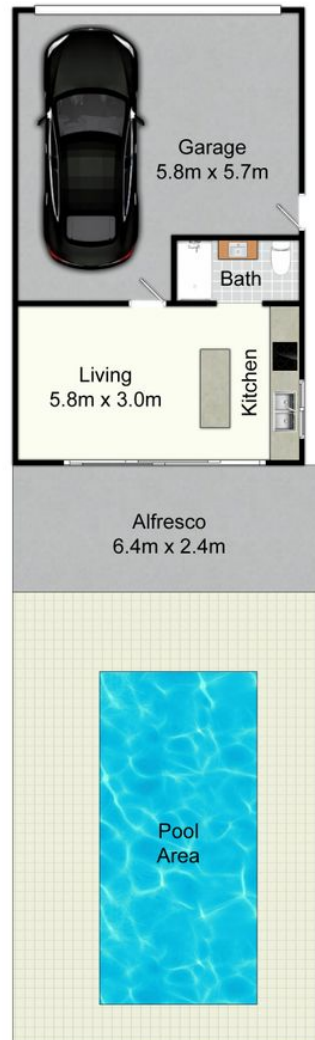
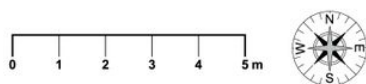
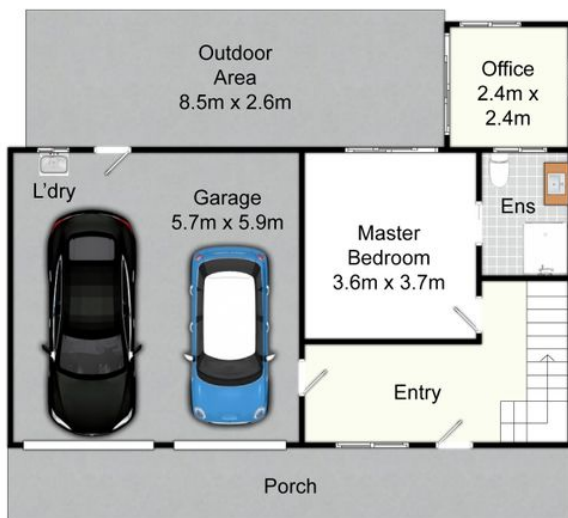
Lorn itself is a suburb renowned for its welcoming community making it an ideal place for families of all ages. The tree lined streets, historic homes, and proximity to local amenities create a serene environment where neighbours still greet each other with a smile. Whether you're starting your journey or seeking a peaceful place to downsize, Lorn offers a lifestyle that is both enriching and tranquil.

This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 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 Maitland - We Put You First.

# Floorplan



Site Plan  
Not To Scale

## 12 Leslie St, Lorn

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 inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



## Property Video



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REAL ESTATE

Maitland

## Location



## Inclusions

### Living Areas

#### LIVING | DINING ROOM

Timber-look laminate floor

Ceiling fan

Dome light

Wall mounted

Dakin AC

French doors

French screen

Sliding windows

Sheer drapes

#### ENCLOSED VERANDA

Views of farmland

Floor to ceiling sliding windows

Drapes

Wall lights

Double power point



# Kitchen

KITCHEN

Stone look laminate benches

Fridge cavity

Free standing gas stove

Stainless steel dishwasher

Skylight

Stacker server window

Pantry

Fridge cavity

Bi-fold door

# Bedrooms

## UPSTAIRS BEDROOMS

Charcoal carpet

Ceiling fan | light

Sliding glass door to veranda

Screen door to veranda to one

Sliding mirrored robe to one

## DOWNSTAIRS BEDROOM

Charcoal carpet

Built-in robe with shelving

Dakin split system AC

Gas bayonet

Drapes

Dome light

Roller blind

Glass sliding door

Screen door

# Bathrooms

## UPSTAIRS BATHROOM

Walk-in linen

Separate WC

Bi-fold doors

Bath over shower

Single vanity

Mirrored robe

Sliding frosted glass windows

Double towel rail

Skylight

## DOWNSTAIRS EN-SUITE

WC

Clear glass shower screen

Matt black hardware

Mirrored cabinet

Frosted glass sliding window

Single timber and white vanity

Downlight

Sliding door

Two towel rails

Grey floor tiles

White wall tiles

# Office

OFFICE

Beige carpet

Sliding glass door

Sliding window

Double hung stained glass window

Fan | light

Timber clad walls

Brick wall

Double power point

# Pool House

## POOL HOUSE

Timber look tile flooring

Full Kitchen

Stone benches

Under bench Westinghouse oven

Pendant lights

Under bench wine fridge

Sink

Double hung window

Stainless range

Tile splashback

Triple stacker door

Triple stacker steel screen door

Downlights

Wall mounted tv holder

TV point

Ornate cornices

Ensure with WC and shower

Double garage with storage area

Electric double garage door

Pedestrian access to yard

Access to pool house

Fluro lighting

# Exterior

## FRONT

Veranda

Two remote garage doors

Double width driveway

Double garage with internal access

Front porch

Porch light

Stepping stone and pebble path

Side pedestrian access

## DECK

Farmland views

Stairs to yard

Timber decking

Lined ceiling

Dome lights

Picket railings

## REAR

Pebble Crete outdoor area with built in garden beds

Stairs

Coach lighting

Tap

Fully fenced

Pedestrian gates

Pedestrian and vehicle gates to rear lane

Fruiting avocado tree

## POOL AREA

Glass fencing

Stone look paved surround

Seating area in pool

Water feature

Timber look tile led alfresco area

Ceiling fan

Downlights

## GARAGE

Fluro lighting

Two remote garage doors

Pedestrian access to yard

Storage

Washing machine taps

Laundry tub

Wall hung cupboards

Sliding window

## Comparable Sales



### 21 NILLO STREET, LORN, NSW 2320, LORN

3 Bed | 1 Bath | 4 Car  
\$1,000,000  
Sold ons: 23/02/2024  
Days on Market: 10

Land size: 758



### 6 NICHOLS STREET, LORN, NSW 2320, LORN

4 Bed | 2 Bath | 1 Car  
\$1,015,000  
Sold ons: 21/03/2024  
Days on Market: 36

Land size: 537.5



### 11 LORN STREET, LORN, NSW 2320, LORN

4 Bed | 2 Bath | 2 Car  
\$1,012,500  
Sold ons: 18/07/2024  
Days on Market: 165

Land size: 683



### 24 MELROSE STREET, LORN

3 Bed | 1 Bath | 2 Car  
\$1,090,000  
Sold on: 12/03/2024

Land size: 753sqm



### 49 BELMORE ROAD, LORN, NSW 2320, LORN

4 Bed | 2 Bath | 4 Car  
\$1,170,000  
Sold ons: 26/04/2024  
Days on Market: 165

Land size: 917





### 25 NILLO STREET, LORN, NSW 2320, LORN

4 Bed | 2 Bath | 2 Car  
\$1,200,000  
Sold ons: 11/03/2024  
Days on Market: 56

Land size: 638.6



### 22 NILLO STREET, LORN, NSW 2320, LORN

4 Bed | 2 Bath | 1 Car  
\$1,275,000  
Sold ons: 10/07/2024  
Days on Market: 289

Land size: 809.4



### 4 STUART STREET, LORN, NSW 2320, LORN

3 Bed | 2 Bath | 3 Car  
\$958,000  
Sold ons: 09/02/2024  
Days on Market: 331

Land size: 1214



### 25 QUEEN STREET, LORN, NSW 2320, LORN

3 Bed | 1 Bath | 4 Car  
\$830,000  
Sold ons: 27/03/2024  
Days on Market: 55

Land size: 986

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## Relevant Documents

[DA Approved House Plans](#)

[MarketingContract12LesliestLorn.pdf](#)

## 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

## Disclaimer

First National Real Estate Maitland 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 Real Estate Maitland. 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.

# About Us

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