

**1B Bowden St, Lorn, NSW, 2320**



**House For Sale**

Saturday, 30 November 2024

1B Bowden St, Lorn, NSW, 2320

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## From Vision to Reality: Off-the-Plan Contemporary Living in Lorn

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### The Agent Loves

"It's not often a brand new property becomes available in tightly held Lorn, with all the finishes you would expect in Maitland's flagship suburb."

### The Location

Welcome to the quiet, tree-lined streets of Lorn, an idyllic neighbourhood that provides a luxurious haven for those seeking tranquillity, convenience, and elegance. The prime location is a stone's throw from the local bowling club, quaint cafes, Marcellin Park, Nillo Infants School, and a brief walk to Maitland's bustling CBD.

Maitland - 4 min (1.8km)

Stockland Green Hills - 11 min (7.4km)

Newcastle - 43 min (36.4km)

### The Snapshot

Discover the allure of brand new living at 1B Bowden Street, where the double-storey home offers an exciting opportunity to secure your future in style. The off-the-plan residence promises a fresh start with a versatile floorplan designed to accommodate modern needs. The home features three bedrooms and multiple living areas, blending functionality with contemporary elegance. Whether you're ready to settle in now or planning for the future, this home provides the perfect canvas to create your dream lifestyle.

### The Home

Step into the future with this stunning brand-new double-storey home, offering a masterful blend of design and functionality. Perfect for a variety of lifestyles, the mirror-image home provides a unique opportunity to live in style with total convenience right at your doorstep.

As you enter, you're greeted by a versatile, open-plan tiled space on the ground floor. This area is ideal as a dynamic second living room or a play zone, ensuring every family member has their own retreat. Adjacent to this space, a discreetly placed laundry is tucked behind elegant bifold doors, maintaining the sleek look of the home while offering practical utility.

Further exploring the ground level, a carpeted room promises flexibility; perfect as a third bedroom or a sophisticated home office. It extends into a smaller room, presenting an opportunity to fashion your own walk-in wardrobe or an extra storage solution. Completing this floor, a contemporary bathroom offers a shower, a vanity with storage, and a toilet.

Ascend to the upper level where the heart of the home awaits—a beautifully appointed kitchen, dining, and lounge area. The kitchen features stone benchtops, ample cabinetry, and a free-standing oven with a 4-burner gas cooktop, complemented by a breakfast bar for casual meals. This living space opens onto a breezy balcony through glass doors, perfect for enjoying morning coffees or evening cocktails.

Upstairs also offers two well-proportioned, comfortable bedrooms with built-in robes. The bathroom on this floor is a haven of relaxation, complete with a luxurious bathtub, a separate shower, a full vanity, and an adjoining powder room, providing elegance and practicality.

The residence features a double-car garage offering additional storage space, ducted air conditioning, and gas instantaneous hot water systems. Located just moments from local conveniences, these homes are only a minute from The Esplanade's off-leash dog area, three minutes to Lorn Bowlo, four minutes from Maitland's shopping hubs, five

minutes to the train station, and twelve minutes to Maitland Hospital.

Offering a lifestyle of convenience and luxury, 1B Bowden Street is the perfect backdrop for realising your dreams.

SMS 1Bow to 0428 166 755 for a link to the online property brochure.