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## Property Details



**41 Largs Avenue, Largs**

**UNDER CONTRACT**

4  2  0  **\$930,000**

Air Conditioning

Study

Floor boards

Workshop

Built In Robes

Dishwasher

Welcome to "Glenlyons", located in the tranquil suburb of Largs NSW. This welcoming 4-bedroom home offers a harmonious blend of comfort and functionality. Being a federation house, there are heritage features throughout the home including a wrap around veranda, cathedral glass in some of the fanlight windows, deep ornate skirting boards and custom built-in cabinetry.

The kitchen is well-appointed with appliances and generous counter space, ideal for both daily meals and entertaining guests. Adjacent to the kitchen, a cozy dining area overlooks the open yard and provides access to the front verandah via a sliding glass door, perfect for seamless indoor-outdoor living.

Further exploration reveals four generously sized bedrooms, each providing a serene retreat. A centrally located, bathroom serves the bedrooms, ensuring convenience for all occupants but a second wc and shower for increased family use.

The highlight of the property is its expansive backyard, offering ample space for outdoor activities and relaxation. At the rear of the house, a storage shed adds versatility, suitable for use as a workshop or additional storage space. Homes on over 1,000sqm don't come up often in suburbia.

Set on the high side of the road with a rural vista from the front veranda and winter sun-trap aka conservatory, you will enjoy a warm spot to enjoy a cupper in the cooler months and an elevated position to collect summer breezes in when it's hot.

Set in the family-friendly suburb of Largs, this home combines suburban tranquillity with convenient access to local amenities, schools, and parks. Whether unwinding in the spacious living areas, hosting gatherings in the backyard, or enjoying the peaceful surroundings, this residence offers a comfortable lifestyle in a sought-after location.

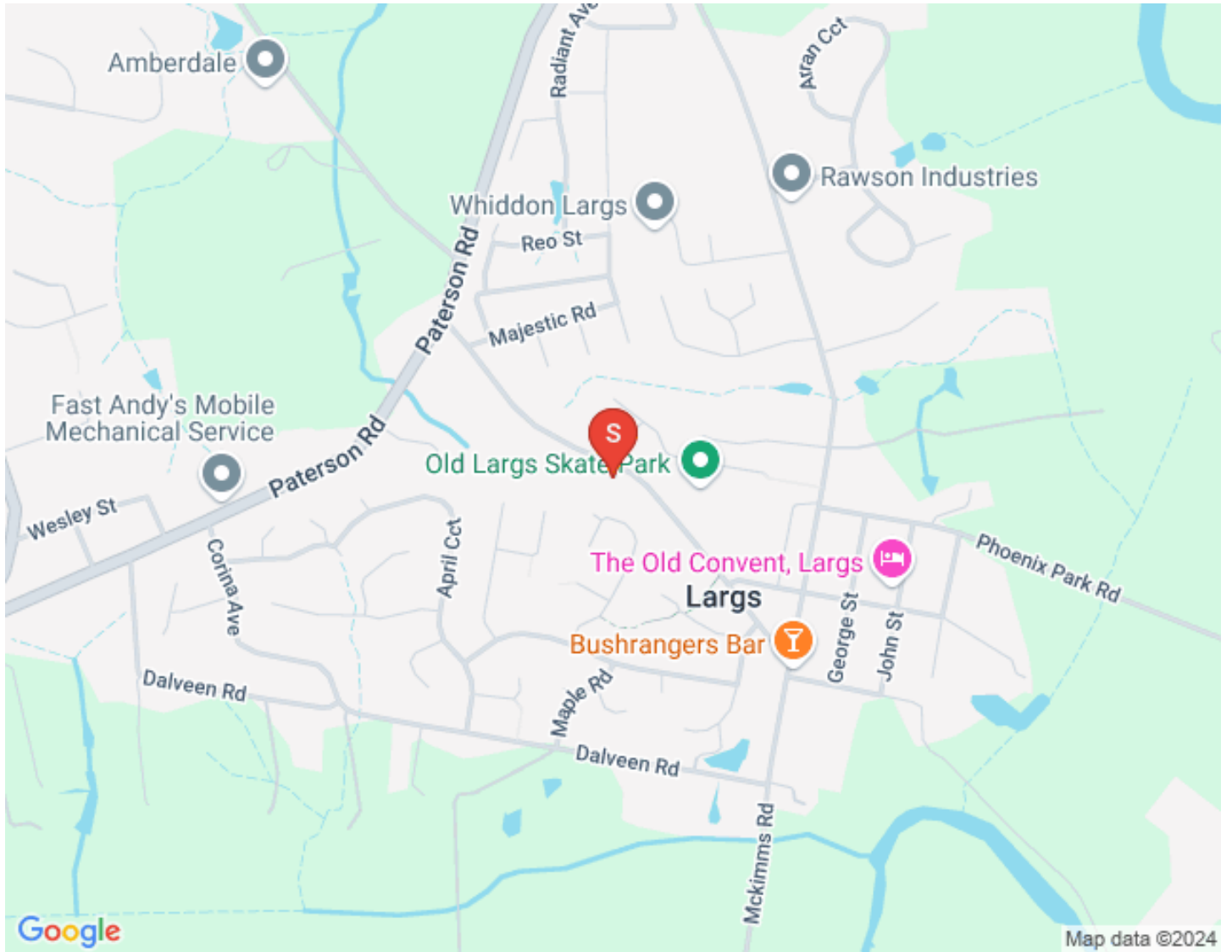
This property is proudly marketed by Mick Haggarty. Contact Mick on 0408 021 921 or Sharzly Hill on 0488 931 573 for further information or to book your onsite inspection.

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.

# Next Open Home:

## Location



# Floorplan



41 Largs Ave, Largs

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.



## Inclusions

### External + Extras

#### STOREROOM

Automatic technology remote garage door

Concrete floor

Grey coloured walls

Long thin fluorescent light

Double power point

Two windows

Brick skirting

Screen door into back room

#### BACKYARD

Colorbond and wooden fencing

Clothesline

Concreted path to clothesline

Landscaped gardens

#### STUDY

Single bulb light

Sliding window

Concrete floor

# Living Areas

## LOUNGE ROOM

Fireplace

Built-in storage

Smoke alarm

Pendant lights

Vertical sliding window

Ornate cornices

Brown carpet

## DINING ROOM

Sliding screen door to verandah

Fluorescent light

Pink coloured walls

Green carpet

Vertical opening windows

Two double power points

## KITCHEN

Westinghouse oven

Double stainless steel basin sink

White Vulcan Dishlex dishwasher

Panasonic microwave

Archon rangehood

Whirlpool fridge

Cream benchtop

Wooden cabinets

Ceiling fan with light



Pink coloured walls

Built-in pantry

Cream tiling

Down lights

ENCLOSED ALFRESCO

Green coloured flooring

Double glass sliding door

Two fluorescent lights

Built-in BBQ area

Ceiling fan

Panasonic split system AC

Brick feature wall

Double power point

# Bedrooms

## BEDROOM ONE

Mechanical shutters

Security windows

Brown carpet

Ceiling fan with light

Cream coloured walls

Sliding window

Double power point

Sheer curtains

Grey blinds

## BEDROOM TWO

Built-in storage

Vertical opening windows

Ceiling fan with light

Cream coloured walls

Brown carpet

Two double power points

## BEDROOM THREE

Mechanical shutters

Ceiling fan and light

Built-in storage

Vertical opening windows

Cream coloured walls

Brown carpet

Double power point

Triple power point

#### FOURTH BEDROOM

Mechanical shutters

Ceiling fan with light

Sliding barn door

Brown carpet

Cream walls

Double power point

# Wet Areas

## BATHROOM

Shower and bath

Single basin sink

Wall mounted mirror cabinet

Brown coloured tiles

Single power point

Fluorescent light

Stainless steel towel rail

## LAUNDRY | BATHROOM

Wilson hot water system

Single stainless steel sink

Vertical sliding window

Arlec heater

Brown tiles

Pink coloured walls

Thin fluorescent light

Smoke alarm

Storage cabinets

Coat hanger / rail

W/C toilet

Two stainless steel hand rails

Window

Single bulb light

Square oyster light

Tan coloured tiles

Shower nook

Sliding window

Frosted glass door

Cream coloured walls

Hand rail

## Comparable Sales



### 31 ROBINIA CLOSE, LARGS, NSW 2320, LARGS

5 Bed | 2 Bath | 4 Car  
Sold ons: 08/02/2024  
Days on Market: 31

Land size: 1409  
**sale - sold**



### 29 ALYCE CLOSE, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

4 Bed | 2 Bath | 2 Car  
Sold ons: 07/05/2024  
Days on Market: 28

Land size: 1715  
**sale - sold**



### 11 PEARSE CRESCENT, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

4 Bed | 2 Bath | 6 Car  
Sold ons: 30/04/2024  
Days on Market: 211

Land size: 1047  
**sale - sold**

## Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Letter](#)

[Rental Pricing CMA Report](#)

## About Largs

Occupying a compact area of only approximately 5 square kilometers, this leafy pocket of the Hunter is ideally suited to families seeking peaceful lifestyle close to the Maitland CBD whilst remaining an easy five minute drive from the inner city and its lively Levee shopping zone. A heritage suburb originally settled in 1821 and boasting Australia's oldest continually running public school there are many historical gem homes scattered among more modern properties.

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Largs falls on the traditional lands of the Mindaribba people.

## Schools

- Largs Public School
- Bolwarra Public School
- Maitland Grossmann High School
- All Saints Catholic Collage Maitland
- Saint Joseph's Catholic Primary School
- Hunter Valley Grammar School
- Linuwell Steiner School
- Maitland Christian School



# Cafes and Restaurants

- Bolwarra General Store and Cafe
- Maddies of Bolwarra
- Largs Pub
- Muse Kitchen
- Greenhills Restaurant Precinct
- The Coffee Cubby Woodville
- Icky Sticky Patisserie

# Shopping | Activities

- The Levee (Maitland Mall)
- Stockland Greenhills
- Morpeth Villiage
- Maitland Tase Festival
- Steamfest
- Largs Historical Village Walk

## Contact the Agent



### **MICHAEL HAGGARTY**

PRINCIPAL

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0408 021 921

[mick@fnrem.com.au](mailto:mick@fnrem.com.au)

Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a licensed real estate agent with a strong local knowledge and reputation, for telling it how it is. He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 22 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call. Specialising in residential, rural and commercial sales, you can't beat local knowledge and experience.



### **SHARZLY HILL**

ASSISTANT REAL ESTATE AGENT | PROPERTY  
SALES CONSULTANT

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[sharzly@fnrem.com.au](mailto:sharzly@fnrem.com.au)

Sharzly is a motivated and enthusiastic individual who recently embarked on a journey in the real estate industry as a front of house receptionist, quickly excelling and working her way up the ladder to an Assistant Real Estate Agent & Property Sales Consultant within our sales division.

Her genuine passion for her local community and strong ties to the town make her an excellent fit within our team and with a commitment to learning and growth, Sharzly's ongoing traineeship demonstrates her dedication to becoming a skilled real estate professional.

Sharzly's deep connections to the town are evident through her educational history, having attended St Peter's Junior and St Mary's Senior Schools at All Saints Colleges throughout her academic years. This history has granted her a profound understanding of the community's unique culture and its dynamics, allowing her to establish rapport with clients on a personal level. Her knowledge of the town's landmarks, neighbourhoods, and local attractions contributes to her ability to engage in meaningful conversations with visitors and clients.

Outside of her work, Sharzly's interests reflect her vibrant personality and her love for dogs, cooking and going to the beach, are where Sharzly heads to when not being one of the big smiling faces here, when you enter First National Maitland! We cannot wait to see Sharzly grow and love that she is a part of our FN Maitland family!

## 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.