



## Lorn, 9 The Avenue

Where Heritage Whispers & Lifestyle Shines...

Set in one of Lorn's most beloved tree-lined avenues, Wallace House is a striking example of late Victorian elegance, beautifully blended with all of today's modern conveniences. Immediately commanding your attention from the street scape, all the while maintaining a sense of elegance & refinement, this timeless residence is steeped in character, yet perfectly suited to today's lifestyle. This is a rare opportunity to secure a true trophy home in a tightly held suburb.

Behind its classic brick facade & wraparound verandah, the home welcomes you with soaring ceilings and a crisp, neutral palette that elevates the natural light and sense of scale throughout. Original timber flooring, painstakingly restored sweep throughout the expansive floorplan, beautifully offset by the wide hallway, transom windows & archway that adds warmth, and a nod to the home's heritage.

Following tradition, each of the home's bedrooms branch off the hallway, all of generous



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**SOLD**

5

2

3

**For Sale**  
\$2,085,000

**View**  
[ljhooker.com.au/1E5EF6H](http://ljhooker.com.au/1E5EF6H)

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proportions & each serviced by ducted heating & cooling ensuring year-round comfort is met. The master suite is an enormous peaceful retreat, complete with fireplace & French doors that allow access to the wraparound verandah. A striking walk through wardrobe & dressing room complete the grandeur, as you enjoy your private full bathroom with heated flooring. The main bathroom is exceptional in its own right, featuring a stone topped vanity, walk-in shower & bathtub.

The open-plan living and dining area is a focal point you'll continually be drawn to - a space that encompasses the finest of indoor to outdoor living & connectivity. A cozy fireplace sets the tone for intimate evenings, while the stacking French doors beckon you outside to a stunning alfresco deck. You'll endlessly enjoy the vista, of lush lawns and manicured gardens & hedges, with mature feature trees adding to the sense of tranquillity - this is the perfect place to entertain or unwind in supreme privacy. Also in place is a purpose built studio, ideal for those working from home, or perhaps a home gym or a teenagers retreat.

Retuning inside & off the hip of the main living area, the chef's inspired kitchen is a delight - boasting granite benchtops, a under bench double sink, striking appliances including a sleek 900mm black freestanding Smeg oven, and a central island bench, all framed by abundant cabinetry.

Set on a generous 784sqm parcel, and positioned just moments from Lorn's boutique cafes, specialty stores, and the vibrant Maitland CBD, this is more than just a home - it's a lifestyle steeped in history, wrapped in elegance, and nestled in one of the Hunter's most coveted suburbs.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

## More About this Property

<b>Property ID</b>	1E5EF6H
<b>Property Type</b>	House
<b>Land Area</b>	784 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport Heating Prestige Homes

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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.

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Maitland

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