

Table of Contents

- | [A Heritage Heat with a Modern Aesthetic](#)
- | [Property Video](#)
- | [Inclusions](#)
- | [Floorplan](#)
- | [Comparable Sales](#)
- | [Relevant Documents](#)
- | [About Largs](#)
- | [About Us](#)
- | [Disclaimer](#)

A Heritage Heat with a Modern Aesthetic



18 Maple Road, LARGS

A heritage heart with a modern aesthetic

4 2 2 **\$795,000**

Ducted Cooling

Study

Rumpus Room

Ducted Heating

Remote Garage

Balcony

Floor boards

Courtyard

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Taking inspiration from a Federation Manor the home sits stately high in the block, presiding regally over Maple Drive. This impressive master built property, designed and constructed by architect the late Russell Skinner, is one of just a handful of the much loved and coveted Treffyn Home properties in the Maitland area.

The design has its roots in a traditional Australian aesthetic with its wide verandas, the use of timber fretwork, high ceilings and leadlight glass. Old neatly dovetails with new at this property thanks to the skilful touch of the celebrated designer and builder.

His selections tie the contemporary and traditional together beautifully. In the home's core living space, laid back luxury is the name of the game. There is a real airiness to the house because of the large rooms and high ceilings. With expanses of glass drawing daylight and established gardens into its rooms, the home wraps around an inviting kitchen and living zone.

The bedrooms with large timber framed windows, feel especially light and airy. The main and second bedroom are particularly inviting as they offer bay windows. From the main bedroom a

heritage profile door leads you out into a private veranda which wraps around the corner of the building and doubles as an outdoor additional living space, private and away from the hustle and bustle of the rest of the home.

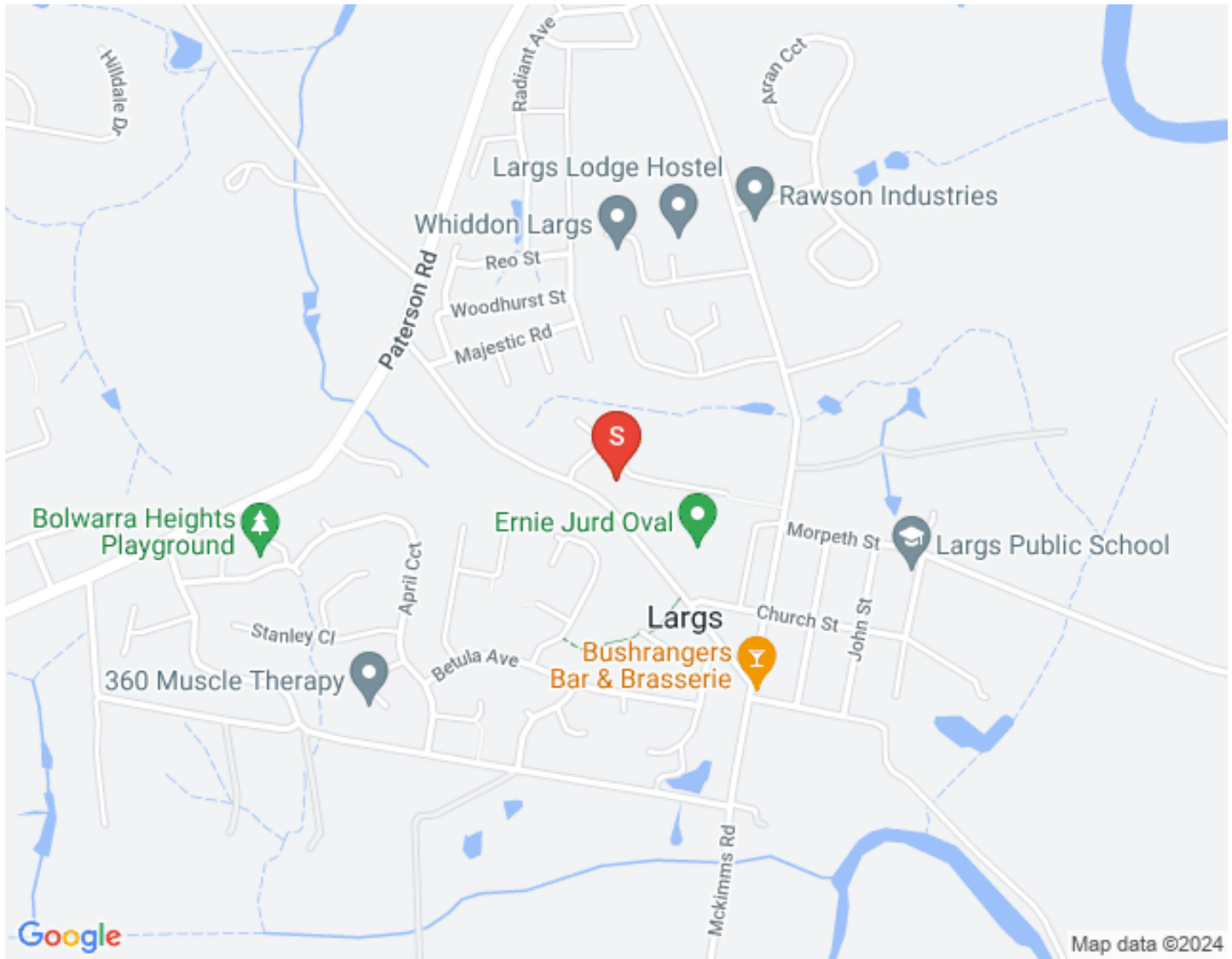
The ensuite has understated style, thanks to elements including a Carrara marble vanity top, paired with checkerboard tiles and brushed brass exposed tapware.

In a home where the craftsmanship throughout is just superb, the home's appeal is immediately apparent.

This property is proudly marketed by Michael Haggarty and Andrew Lange, contact 0408 021 921 or 0403 142 320 for further information or to book your private 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.



Property Video

Inclusions

Front

Heritage style home

Fretwork

Hedges

Established gardens

Verandah

Paved driveway

Double remote garage

Heritage screen door

Entry

Tesselated tiles

Datto board

Picture rails

Leadlight feature hard door

Leadlight fanlight window

Ornate cornices

Ceiling rose

Pendant light

Lounge | Study Loft

Cream plush carpet

Picture rails

Roller blinds

Elevated loft area / study

Ornate cornices

French doors

Cavity door to kitchen

Kitchen | Dining

Parquet flooring

White painted walls

Pendant lights

Picture rails

Breakfast bar

Laminex benches

Double sink

Roller blind

Timber cabinetry with leadlight features

Pantry

Butchers block island bench

Fridge cavity

Microwave cavity

Electric bench mounted stove

Under bench electric oven

Raised Living room

Timber feature fretwork

Datto board walls

Two sliding glass doors

3 frame bay window

Diamond grill roller security screen doors

Dog door in screen door

Roller blinds

Ceiling rose

Pendant light

Parquet flooring

Heritage switches

TV point

Main Bedroom

Cream pile carpet

6 door robe

Pendant light

Picture rail

Bay window

Roller blinds

Timber door to verandah

Personal veranda

Heritage screen door

Ensuite

Checkerboard floor tiles

Single heritage style marble topped vanity

Brass tapware

Dual aspect windows

Pendant light

Black frame pivot door screen

Brass exposed shower rose

Double brass towel rail

Main Bathroom

Three way design

Double marble topped timber vanity

Timber framed, wall mounted mirror x 2

Tesselated floor tiles

Wall mounted lights

Skylight

Walk-in linen

Three way design

Separate WC with door

Separate bath and shower

Double towel trails

Extraction fan

Dome light

Bedrooms 2 - 4

Cream pile carpet

Double door robe

Bay window in bed 2

Pendant light

Bedroom 4 second door to entry

Laundry

Tesselated tile flooring

Bench

Subway tiles

Solid timber door

Timber door with frosted glass panels to yard

Heritage flyscreen door

Roller blind

Coat hooks

Washing machine taps

Cupboard

Rear

Wrap around verandah

Grape vine covered bull nose verandah roof

Built in brick BBQ

Paved pathways

Fully fenced

Established trees

Rotary clothesline

Outdoor lighting

Lawn area

Shade roller blinds

Compost

Garage

Two single doors

Pedestrian door to yard

Fluro lighting

Rafter storage

Under house storage

2 aluminium windows

Power

Shelving

Extras

Treffyn Home

Colonial skirting boards

Heritage switches

Windows with heritage bars

Ducted Hitachi AC

Fly screens

Vulcan 315L electric hot water

Floorplan



18 Maple Rd, 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.



Comparable Sales



86 DALVEEN ROAD, BOLWARRA HEIGHTS NSW 2320

4 Bed | 2 Bath | 2 Car
\$759,000
Sold ons: 31/08/2020



163 PATERSON ROAD, BOLWARRA NSW 2320

4 Bed | 2 Bath | 3 Car
\$690,000
Sold ons: 20/11/2020



13 PARKLANDS ROAD, LARGS NSW 2320

4 Bed | 2 Bath | 2 Car
\$755,000
Sold ons: 17/11/2020



34 MAITLAND ROAD, BOLWARRA NSW 2320

3 Bed | 2 Bath | 2 Car
\$700,000
Sold ons: 27/10/2020



3 JAMES STREET, BOLWARRA HEIGHTS NSW 2320

4 Bed | 2 Bath | 2 Car
\$698,500
Sold ons: 24/09/2020



23 TICAL ROAD, BOLWARRA HEIGHTS NSW 2320

4 Bed | 2 Bath | 3 Car
\$717,000
Sold ons: 27/10/2020

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Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Appraisal Letter](#)

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.

[Largs Suburb Profile](#)

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
- Linuwel 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

About Us

MICHAEL HAGGARTY | Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



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 25 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 / leasing, you cannot beat local knowledge and experience !

Links

[Mick Haggarty: Domain profile](#)

[Mick Haggarty: First National profile and current listings](#)

[Mick Haggarty: Realestate.com profile](#)

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

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.