

## Table of Contents

- | [Property Details](#)
- | [Location](#)
- | [Floorplan](#)
- | [Property Video](#)
- | [Relevant Documents](#)
- | [Inclusions](#)
- | [About Largs](#)
- | [About Us](#)
- | [Disclaimer](#)

## Property Details



### 7 Morpeth Street, LARGS

Country Character & Convenience

4  2  5 

**\$775,000 -  
\$825,000**

Air Conditioning

Rumpus Room

Floor boards

Outdoor Entertaining

Fully Fenced

Broadband Internet

Built In Robes

Dishwasher

Immaculately presented and perfectly positioned we offer to the market this quintessential Australian family home in the heritage hamlet of Largs.

You will love its proximity to the Valley combined with the best of village life; everything is within striking distance and there's a real community feel to the area.

Approaching the home and you are met with a brand new oversized, pitched carport leading to a further enclosed carport behind a remote garage door which it's designed to accommodate at least four cars and is perfect for all the toys or a place to tinker. You will not have to worry about where to park the boat or trailer here, a place for everything and everything has a place in the 19.2 X 4.5m undercover structure.

Inside and you are greeted with a perfectly presented renovation where the lounge room opens onto the kitchen then flowing into the large family and dining area or through the glass stacker doors onto the outdoor entertaining space.

It's testament to the owner's vision and respect for the history of the property that it was able to effect such a dramatic transformation; the owner's selections have tied 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 into its rooms.

Perfect for the family with the four bedrooms, two bathrooms and options for family living spaces. Throughout the whole home, quality is the overwhelming feeling thanks to beautiful kitchen and bathroom renovations and bathrooms.

During the warmer months, the large sliding doors by the fireplace open allowing access to the generous alfresco area ♦ complete with fire pit ♦ to function as a third living area. Opening the stacking doors at the rear of the home expands the living space exponentially.

Not surprisingly, the family will often be found convening here in the outdoor entertaining area where it will become the heart of the home. An open yet private space made more inviting by the wood burning pizza oven. Afternoon dappled light enhances the feeling of home here and once settled by the fire with drink in hand it will be hard to move.

Designed for relaxing and an entertaining, this meticulously remodelled home is a lesion in quiet luxury.

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.

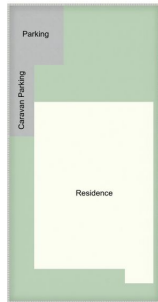
First National David Haggarty, We Put You First

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.

## Location



# Floorplan



Site Plan  
Not to Scale



7 Morpeth St, 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.



## Property Video

## Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Appraisal Letter](#)

## Inclusions

### Front

Frosted glass and solid wood front door

Carport at front + four-car enclosed carport behind

Front veranda

Remote garage door

Sensor light

Feature letterbox

Recycled timber and pebble path

Rendered façade

Brand new roof



# Lounge

Laminate flooring and plush carpet

Ornate cornices

Downlights

Daikon AC

Pale grey walls

Ornate skirtings

Aluminium windows

Gas outlet

TV outlet

# Main | Ensuite

## MAIN

Plush carpet

Bulkhead over bed

Downlights

Aluminium sliding windows

Ceiling fan | light

Step down into room

Ornate skirting

Barn door to robe

Walk-in robe

## EN-SUITE

Concrete look tiles

Floor to ceiling tiles

Porcelain WC

Frameless clear glass screen

Rainwater shower

Frosted glass awning window

Three-way light

Roller blind

Single vanity

Double mirrored cabinet

Glass shelf

Double towel rail

# Bedrooms 2 - 4

BEDROOMS 2- 4

Plush carpet

Aluminium windows

Ceiling fan | light

Double door robe

Ornate cornices

Three door robe to bed 2

Double door robe to beds 3-4

Ornate skirting

# Kitchen

Timber look laminate flooring

Timber benches

Downlights

Ornate cornices

White gloss splashback

Bosh stainless steel dishwasher

Pendant lights

Fridge neish

Microwave cavity

Westinghouse stainless steel oven

Single sink

Aluminium sliding windows

Flyscreen

Pot draws

Stainless steel 4-burner gas stove

Retractable stainless steel range

Floating shelves

# Main Bathroom

Travertine-look floor and wall tiles

Floor to ceiling wall tiles

Neish

Free standing bath

Downlights

Clare glass shower screen

Double towel rail

White vanity

Wall Mounted mirror

Robe hooks

Frosted glass window

Porcelain WC

Rainwater showerhead

# Living Room | Dining

Timber-look flooring

Fujitsu wall mounted AC

Pale grey wall tiles

Downlights

Norseman combustion fire

Gas outlet

Three panel stacker door

Flyscreen

TV outlet

# Laundry

External access

Double door linen

Built in sink

Overhead cupboard

Under bench cupboard

Frosted glass window

# Rear

Painted concrete floor of alfresco

Lined alfresco roof

TV outlet

Outdoor power points

Downlights

Wall

Lights

Bar bench

Built in pizza oven with kitchenette

Fire pit area

Fully fenced

Fenced gravel car pad for 5 cars with turning bay

Rear vehicle access

Tap at alfresco



# Carport | Extras

## CARPORT

Painted concrete driveway

Enclosed on three sides

4 car in length

Fluro lights

Power points

Gate at rear

Remote garage door to street front

## EXTRAS

Rinnai gas instantaneous hot water

Brand new roof

New insulation in sarking and roof

NBN connected

New piers

Brand new AC in living room

Brand new motor in garage door

## 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
- 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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## 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.