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## Property Details



### 10 Lions Street, TELARAH

Three Bedroom Retreat with Pool & Versatile, Work From Home Spaces

3  2  0 

**\$660,000 -**  
**\$690,000**

Air Conditioning

In Ground Pool

Deck

Floor boards

Shed

Dishwasher

Welcome to your new home in the heart of Telarah! This charming 3-bedroom residence is a testament to comfort, functionality, and a relaxed lifestyle. Situated in a prime location, this property boasts a thoughtful layout designed to cater to your every need.

As you step inside, you'll immediately notice the clever design that maximizes space and functionality. Two generously sized bedrooms greet you towards the front of the house, offering ample accommodation for family members or guests. Adjacent to these bedrooms, a cosy lounge room awaits, perfect for relaxing evenings or entertaining friends.

The heart of the home lies in the timber kitchen, a warm and inviting space that, while not ultra-modern, retains its functionality and charm. It's a place where delicious meals are prepared and shared, creating lasting memories with loved ones.

The renovated bathroom is a highlight, showcasing modern aesthetics and great condition, providing a refreshing space to unwind after a long day.

Beyond the kitchen, the back dining area beckons, adorned with a comforting combustion fireplace, perfect for intimate dinners or casual gatherings. This area seamlessly connects to the rear deck, offering a picturesque setting for morning coffees or evening barbecues while overlooking the serene surroundings.

The third bedroom, strategically positioned at the rear of the house, making it an ideal space for a home office or a private sanctuary.

But that's not all! This property surprises with additional features. A downstairs rumpus room and storage area offer versatility and extra space for various activities or storage needs. Outside, an inviting inground pool awaits, promising endless hours of fun, relaxation, and enjoyment for the whole family.

The property also features a salon set towards the front, presenting a versatile space that could serve as a home office, studio, or a hobby room! Let your imagination run wild!

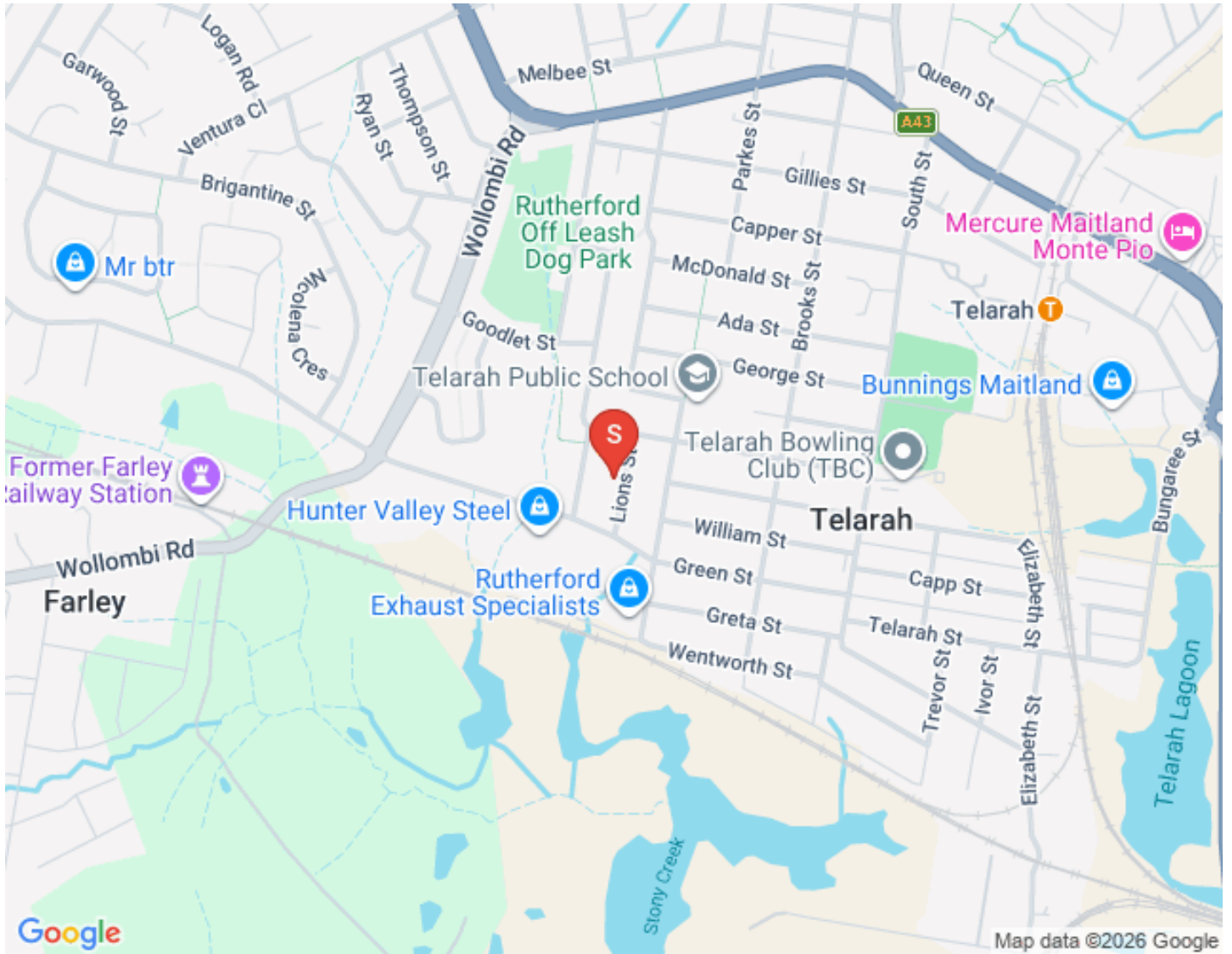
This residence is more than just a house; it's a place where memories are made, where comfort meets functionality, and where the possibilities are endless.

This property is proudly marketed by Mick Haggarty and Andrew Lange. Contact 0408 021 921 or 0403 142 320 for further information or to book your onsite inspection.

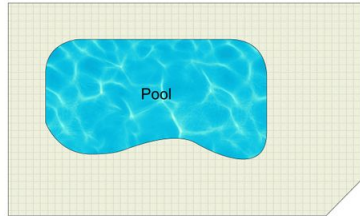
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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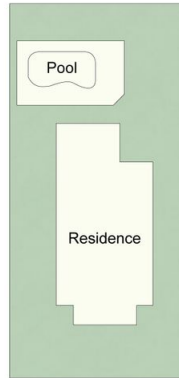
## Location



# Floorplan



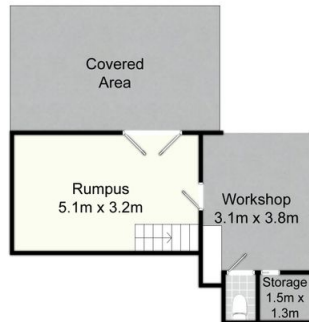
(Not In Position)



Site Plan  
Not To Scale



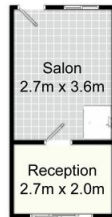
Upper Level



Lower Level



(Not In Position)



(Not In Position)

10 Lions St, Telarah

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



### 41 ADA ST TELARAH NSW 2320

3 Bed | 1 Bath | 2 Car  
\$680,000  
Sold ons: 06/10/2023



### 7 VERGE ST RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$665,000  
Sold ons: 01/11/2023



### 34 CAPP ST TELARAH NSW 2320

3 Bed | 1 Bath | 1 Car  
\$620,000  
Sold ons: 19/10/2023



### 15 MELBEE ST RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car  
\$715,000  
Sold ons: 20/10/2023



### 601 HIGH ST MAITLAND NSW 2320

4 Bed | 1 Bath  
\$700,000  
Sold ons: 10/11/2023



## 589 HIGH ST MAITLAND NSW 2320

3 Bed | 1 Bath | 2 Car

\$700,000

Sold ons: 18/08/2023

## Relevant Documents

[Make An Offer Form](#)

[Rental Letter](#)

[Rental CMA Pricing Report](#)

[Marketing Contract](#)

## Inclusions

### Exterior

#### FRONT

Established gardens

Secure drive way

Front gate

Screen door

Fully fenced

Front veranda

Rear vehicle access

#### REAR DECK

Ceiling fan

Tile clad feature wall

Timber deck

Downlights

#### REAR YARD

In ground pool

Concrete around pool

Under house storage

#### SALON

Tile flooring

Neutral walls

Glass shelving

Split system AC

Shower

Wash basin

Green feature wall

Ample power points

EXTRAS

New guttering and down pipes

# Living Areas

## LOUNGE ROOM

Chandelier

Floating timber floor

TV point

Wall mount AC

Neutral walls

Picture Rails

Timber sash window

## DINING ROOM

Split system AC

Cypress Timber floors

Combustion timber fire place

Double linen cupboard

Oyster light

Access to down stairs

## RUMPUS

Tile flooring

Neutral walls

1 x double power point

External access

# Kitchen

## KITCHEN

Induction cook top

Tasmania oak Timber kitchen

Double stainless sink

Omega dishwasher

Stainless oven

Fridge nook

Stainless range hood

High ceilings

Ample cabinetry

Floating timber floor

Downlights

Microwave slot

# Bedrooms

## MASTER BEDROOM

Carpet floors

Ceiling fan

Downlights

High ceilings

Neutral walls

Picture Rails

Double power point

## SECOND BEDROOM

High ceilings

Downlights

Neutral walls

Picture rails

Carpet floors

Double power point

## BEDROOM THREE

Timber floors

Ceiling fan

Three door robe

Timber window

Venetian Blinds

# Wet Areas

## BATHROOM

Freestanding bath

Italian marble floor tiles

Floor to ceiling wall tiles

Gold tap-ware

Single vanity

WC

Ample storage

## LAUNDRY

Single tub

Washing machine slot

Power point

## About Telarah

Known as “Homeville” until the name was abandoned in the 1950’s, Telarah is positioned on the fringe of Maitland inner city and is fast becoming one of the area’s most liveable suburbs. Largely residential it is widely appealing to young and first time property purchasers due to its central location, quiet streetscapes and easy access to shopping centres, child friendly parks, public transport and everyday essentials. Have a picnic or feed the ducks at the lagoon or watch the Red Dogs play a home game at Coronation Oval.

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

## Schools

Saint Pauls Catholic Primary School

Telarah Primary School

Rutherford Technology High School

All Saints Collage Maitland

# Cafes and Restaurants

Telarah Bowling Club

The Rutherford Hotel

Monte Pio Restaurant

Telarah Take Away

Telarah Cakes and Pastries

# Shopping | Activities

Place Shopping Centre

Aldi Maitland

The Levee

Telarah Shopping Villiage

Rutherford Shopping

## Contact the Agent



### **MICHAEL HAGGARTY**

PRINCIPAL, DIRECTOR | CLASS 1 LICENCED REAL ESTATE AGENT

0408 021 921

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

With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

## Disclaimer

First National Real Estate Maitland 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 Real Estate Maitland. 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.