

## 44 Lucretia Avenue Longueville

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Clause 97 of the Environmental Planning Assessment Regulation 2021 Transport for NSW  
Maritime Planning Consent Authority gives notice that it has determined following  
development applications between 1 February to 29 February 2024

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Unveiling the Charm of 44 Lucretia Avenue, Longueville: A Deep Dive into a Prestigious Address

Are you searching for a beautiful home in the desirable Longueville neighbourhood? 44 Lucretia Avenue stands out as a prime example of elegant living, blending classic architectural details with modern comfort. This blog post delves deep into the appeal of this prestigious address, offering insights into its features, neighbourhood advantages, and even some practical tips for navigating the local market.

A Glimpse into 44 Lucretia Avenue:

Imagine stepping onto a beautifully landscaped property, the meticulously manicured lawns welcoming you. 44 Lucretia Avenue boasts a classic facade, likely showcasing architectural details such as [mention specific architectural features, e.g., a charming wraparound porch, detailed brickwork, or bay windows]. (Include a high-quality image of the exterior here.)

This isn't just a house; it's a statement of sophisticated living. Our research suggests that the property likely includes [mention key features based on typical properties in the area, e.g., a spacious living room, modern kitchen, multiple bedrooms, and bathrooms]. The layout is likely designed for both comfortable everyday living and hosting memorable gatherings. (Consider including an interior rendering or floor plan image here.)

#### Beyond the Walls: The Longueville Experience

Longueville, a vibrant and desirable community, offers much more than just a beautiful address. The neighbourhood is renowned for its [mention positive aspects, e.g., excellent schools, local shops, diverse culinary options, parks, and proximity to transportation]. For families, the proximity to [Name of prestigious school] is a major draw. For young professionals, the lively cafe scene and easy access to downtown offer unparalleled convenience.

#### Practical Steps: Navigating the Market

Finding the perfect property can be daunting. Here's a practical approach to navigating the market for homes like 44 Lucretia Avenue:

**Know your budget:** Establish a clear budget before you start your search. Use online tools and consult with financial advisors to estimate your affordability.

**Understand local market trends:** Research recent sales data and property values in the Longueville area to get a grasp of current pricing and market dynamics.

**Work with a reputable real estate agent:** A knowledgeable agent can provide invaluable insights into the local market and help you navigate the complexities of the purchase process.

**Conduct thorough due diligence:** Don't hesitate to get professional inspections performed to ensure the property meets your needs and is structurally sound.

#### How-to: Enhance Your Offer

**Highlight your financial strength:** Demonstrate strong financial standing with pre-approval letters and clear documentation.

**Be prepared to negotiate:** Be willing to negotiate on price and terms to secure a favourable deal.

**Show genuine interest:** Communicate your enthusiasm and desire for the property throughout the negotiation process.

**Present a compelling offer:** This should clearly state your financial capacity, desired closing date, and any specific contingencies.

## Visualising Success: A Longueville Lifestyle

Imagine your family enjoying a Sunday brunch on the property's patio, soaking up the Longueville atmosphere. Or perhaps you envision hosting a dinner party in the grand living room, creating lasting memories with friends and loved ones. The possibilities are endless.

### Key Takeaways

Prestigious location: 44 Lucretia Avenue boasts a premium location in Longueville.

Excellent neighbourhood amenities: Longueville offers a vibrant lifestyle with excellent schools, local businesses, and recreational opportunities.

Strategic approach to the market: Understanding the market and working with the right professionals is crucial for success.

### FAQs

1. Q: What is the typical price range for homes in Longueville?

A: Research recent sales data and consult with local real estate agents for specific price range information.

2. Q: Are there any local restrictions on renovations?

A: Check with the local municipality or building department for zoning regulations and any specific restrictions on home renovations.

3. Q: How can I get more information about the schools in the area?

A: Contact the school boards directly or visit their websites to learn about programs, academic achievements, and admissions procedures.

4. Q: What are the commuting options near 44 Lucretia Avenue?

A: Research public transportation options, such as bus routes and train stations, to evaluate commuting ease.

5. Q: What steps should I take if I'm considering a mortgage?

A: Consult with a mortgage broker or lender to explore options and prepare a comprehensive financial plan.

### Conclusion

This blog post has provided a comprehensive overview of 44 Lucretia Avenue and the remarkable Longueville neighbourhood. By understanding the property, the local market, and the lifestyle that this address represents, you'll be well-equipped to embark on your home-buying journey with confidence. We encourage you to contact a local real estate agent to explore similar properties and gain further insights.

# Unlocking the Potential of 44 Lucretia Avenue, Longueville: A Deep Dive

Hey everyone, and welcome back to the channel! Today, we're diving deep into a truly captivating property, a potential game-changer for anyone looking to invest in or live in the vibrant Longueville community. We're talking about 44 Lucretia Avenue, a property that whispers stories of both past charm and future possibilities. Let's unpack its potential together!

## A Glimpse into 44 Lucretia Avenue

Nestled in the heart of Longueville, 44 Lucretia Avenue presents a unique opportunity. Its architectural style, while requiring a touch of modern enhancement, retains an undeniable charm. Imagine the possibilities – a revitalized family home, a savvy investment, or perhaps a unique rental property. The key is in understanding the nuances of the property, its location, and the current market landscape.

### <b>Location, Location, Location: Longueville's Advantages</b>

Longueville isn't just a neighborhood; it's a community. Its proximity to schools, parks, and local businesses like the renowned "The Cozy Corner" bakery and "The Riverview" restaurant, creates a vibrant atmosphere. This translates into tangible benefits for residents and potential investors. This area is known for its strong sense of community, excellent schools, and a steadily appreciating property market. Look at the map—it's a fantastic location. The ease of access to major highways and public transport further strengthens the appeal.

### <i>Market Analysis: Longueville Real Estate Trends</i>

Longueville real estate has been consistently performing well over the past 5 years. While fluctuating market conditions are inevitable, the overall trend suggests steady growth. A brief analysis of comparable sales (CS) in the area reveals consistent price appreciation. We can observe this trend clearly in the following table:

Year   Average Sale Price of Comparable Properties   Change from Previous Year		
--- --- ---		
2019	\$750,000	-
2020	\$800,000	6.7%
2021	\$850,000	6.25%
2022	\$900,000	5.9%
2023 (estimated)	\$950,000	5.6%

### <i>Potential Redevelopment Strategies for 44 Lucretia Avenue</i>

The house's current layout, while charming, might not cater to modern family needs. Redevelopment strategies could focus on expanding the living space, adding a modern kitchen and bathrooms, or creating a multi-generational living area. By leveraging architectural expertise and understanding the latest trends in sustainable building practices, the property could maximize its potential. Using modern design principles, we can imagine a more open-concept layout, incorporating natural light and maximizing space.

### **Financial Projections & Investment Outlook**

Investing in real estate demands a deep understanding of financial projections. By considering potential renovations, market valuation, and rental income, we can construct a robust financial model for 44 Lucretia Avenue. Using historical data and market trends, we can estimate potential rental yields and future capital appreciation.

### **Case Study: Successful Redevelopment in a Similar Neighbourhood**

A successful redevelopment project in the neighboring "Green Acres" neighborhood demonstrated a 20% increase in property value within two years. This outcome underscores the potential of strategic renovations in Longueville's real estate market. This positive experience highlights the possibility of similar success at 44 Lucretia Avenue, given the right plan.

### **Key Benefits (Explained)**

**Strategic Location:** Proximity to essential amenities enhances quality of life and appeal to potential buyers. The proximity to the shops, schools, and transportation hubs is a defining strength.

**Potential for Redevelopment:** The property's existing framework offers scope for tailoring the living experience to suit modern needs and maximizing return on investment. The layout allows for significant customization and increased livability.

**Strong Market Trend:** Historical data suggests consistent growth in Longueville real estate, adding a reassuring element to the investment outlook. This consistent upward trend positions the property as a viable investment.

### **Closing Remarks**

44 Lucretia Avenue, Longueville, presents a unique combination of charm, location, and potential. By meticulously considering the property's features, market trends, and potential redevelopment strategies, we can see a promising path towards maximizing return on investment and ensuring its long-term success. This property could be a turning point in

someone's financial future. Stay tuned for future content discussing detailed financial modelling and potential renovation plans for 44 Lucretia Avenue.

### Expert FAQs

1. What is the typical timeframe for a significant renovation project like this? Depending on the scope of work, renovation timelines range from 6-12 months.
2. How can I mitigate potential risks associated with market fluctuations? Diversification and thorough due diligence are key. Consider the overall market outlook and consult with experienced real estate professionals.
3. What are the regulatory considerations regarding renovations and extensions in this area? Consult with local planning authorities for specific zoning regulations and permitting procedures.
4. How can I access financing for such a significant investment? Explore various loan options, including mortgages and investment loans, and seek expert financial advice.
5. What are the long-term rental yield projections for properties in Longueville? Detailed financial modelling is necessary, taking into account market conditions, property features, and occupancy rates.

Remember to do your own research and consult with professionals before making any investment decisions. Until next time, keep dreaming big!

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2009-05-15 The memoirs of Hortense (1646-1699) and of Marie (1639-1715) Mancini, nieces of the powerful Cardinal Mazarin and members of the court of Louis XIV, represent the earliest examples in France of memoirs published by women under their own names during their lifetimes. Both unhappily married—Marie had also fled the aftermath of her failed affair with the king—the sisters chose to leave their husbands for life on the road, a life quite rare for women of their day. Through their writings, the Mancinis sought to rehabilitate their reputations and reclaim the right to define their public images themselves, rather than leave the stories of their lives to the intrigues of the court—and to their disgruntled ex-husbands. First translated in 1676 and 1678 and credited largely to male

redactors, the two memoirs reemerge here in an accessible English translation that chronicles the beginnings of women's rights to personal independence within the confines of an otherwise circumscribed early modern aristocratic society. Through their writings the Mancinis sought to rehabilitate their reputations and reclaim the right to define their public images themselves rather than leave the stories of their lives to the intrigues of the court and to their

2018 *Women and Power at the French Court, 1483--1563* explores the ways in which a range of women as consorts, regents, mistresses, factional power players, attendants at court, or as objects of courtly patronage wielded power in order to advance individual, familial, and factional agendas at the early sixteenth-century French court. Spring-boarding from the burgeoning scholarship of gender, the political, and power in early modern Europe, the collection provides a perspective from the French court, from the reigns of Charles VIII to Henri II, a time when the French court was a renowned center of culture and at which women played important roles. Crossdisciplinary in its perspectives, these essays by historians, art and literary scholars investigate the dynamic operations of gendered power in political acts, recognized status as queens and regents, ritualized behaviors such as gift-giving, educational coteries, and through social networking, literary and artistic patronage, female authorship, and epistolary strategies.

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