

1/45 Curzon Road, New Lambton, NSW 2305

Townhouse For Sale

Friday, 10 May 2024

1/45 Curzon Road, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 278 m2

Type: Townhouse



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Guide \$1,300,000 Friendly Auction

Auction Location: Fort Scratchley Function Centre | 1/3 Nobbys Road, Newcastle East NSW 2300

This low maintenance, family-friendly home is nestled within one of New Lambton's most prized locales. Set back from the road on a quiet street and ensuring privacy, the home welcomes you into a contemporary interior that unfolds over two levels. The master bedroom ensures privacy being the only accommodation on the entry level and boasts a walk-in robe leading through to the ensuite. Moving through the open hallway, you will find the relaxed living space comprising of an open plan lounge, dining, and kitchen area, seamlessly flowing onto the entertainment balcony – creating an enjoyable area to dine or lounge. Descending the staircase reveals the remaining accommodation, including three spacious bedrooms all interconnected by an additional family or rumpus room – perfect for the kids. The main bathroom with a separate WC and the European style laundry are also located on this level. Direct access from the sliding doors leads to the private alfresco area, designed for low maintenance living with additional side access via the gate. The enviable location offers close proximity to St Theresa's Primary School, New Lambton Public School and Lambton High School, the New Lambton shops for your essentials, as well as being within close proximity to Westfield Kotara and the John Hunter Hospital.

- Dual level design, four-bedroom home built by Montgomery Homes
- Open plan lounge, dining and kitchen positioned on entry level
- Modern kitchen boasts stone benches, stylish dark cabinetry, Omega appliances, double sink, gas cooking and walk-in pantry
- Master bedroom offers walk-in robe and ensuite
- Three remaining bedrooms on the lower level
- Family bathroom with bathtub, large shower and separate WC
- Additional living/rumpus room on lower level
- Entertaining timber deck – great for BBQs
- Spacious patio on lower level with low maintenance pebbled area
- Plantation shutters, ceiling fans and stylish floor coverings feature throughout
- Front timber deck to enjoy a morning coffee
- Multiple oversized storage areas
- Double garage with internal access and additional driveway parking

An independent strata report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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