

**1/5 Howe Street, Lambton, NSW 2299**



**Unit For Sale**

Thursday, 30 May 2024

1/5 Howe Street, Lambton, NSW 2299

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 57 m2**

**Type: Unit**



Scott Richardson  
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## Guide \$480,000

This unit offers the best of both worlds, a prime location a short stroll to the beautiful Lambton Park, and maintenance free ground floor living. The unit is currently rented and is the perfect investment opportunity, or would also suit first home buyers and retirees. The unit boasts two generous bedrooms both with built in wardrobes, modern kitchen, large living room, a neat tiled bathroom, and a separate toilet. The property also includes tiled floors to wet areas and carpet to the bedrooms and living, ceiling fans, single carport, and all part of an established complex of only 6 units. Close to sought after schools New Lambton Public School (2 mins) and Lambton High School (2 mins), located diagonally opposite Lambton Park, Pool, Tennis Courts, Ovals, and Bowling Club, Elder Street Lambton village shops (2 mins), Wests Club New Lambton (1 min), Regent Street New Lambton village shops and IGA (2 mins), John Hunter Hospital, Newcastle Private Hospital and Mater Hospital (7 mins), while being an easy drive from Newcastle's CBD. The features of this property are as follows:- 2 Bedrooms both with built-in wardrobe- 1 Combined Bathroom & Laundry- Separate Toilet- Modern Kitchen- Large Living Area- Ceiling Fans- Air Conditioner- Single Carport- Ground Floor Unit- Established Complex of 6 Units- Diagonally Opposite Lambton Park, Pool, Tennis Courts, Ovals, & Bowling Club- Close to Shops, Schools and Transport. Currently rented for \$430 per week (lease expires 5.11.2024). Strata Fees - \$675 per quarter. Council Rates - \$404 per quarter. Water Rates - \$253.50 per third + usage approx. A copy of the contract for sale is available for your information.