

1/58 Chilcott Street, Lambton, NSW 2299

CRAWFORD

Townhouse For Sale

Thursday, 19 October 2023

1/58 Chilcott Street, Lambton, NSW 2299

Bedrooms: 3

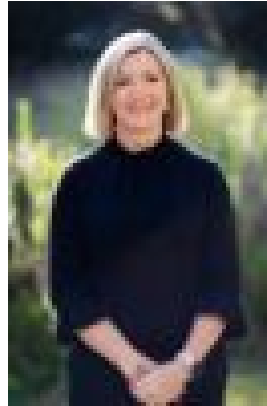
Bathrooms: 1

Parkings: 1

Type: Townhouse



Phillip Swan
0478845591



Amanda Swan
0457809434

PRICE GUIDE: \$790,000 - \$860,000

Positioned at the end of a quiet cul de sac in a block of 8 townhouses in a popular street, this 3 bedroom abode awaits. Whether you are searching for your first home, an investment property or wanting to downsize, this is the perfect opportunity for you to make it yours! Spread over two levels, downstairs you will be welcomed by the large, air-conditioned lounge and a separate dining area that flows nicely to the rear alfresco living and newly replaced deck, where you can enjoy barbecues with friends and family. The updated modern kitchen features gas cooktop, dishwasher and a generous walk-in pantry with loads of bench space and additional breakfast bar. Upstairs you will find all 3 bedrooms with built in robes, ceiling fans, main bedroom offering split system air conditioning and the family bathroom with separate shower and bath. Features include: - Beautiful plantation shutters throughout - Advantage of having a 2nd W/c located in the laundry - Single automatic garage and fully enclosed grassy yard This low maintenance townhouse is positioned perfectly with close proximity to Lambton Public School and the much sought after Lambton High School. As well as Lambton Village café and Shops and the very popular Lambton Park and swimming complex. Council Rates: \$1712 approx. pa Water Rates: \$771.00 approx pa Strata Rates: \$1312.50 approx pq Tenant in lease until 1st April 2024. Phone Phillip Swan on 0478 845 591 to arrange your inspection today! Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.