

# 1/65 Regent Street, New Lambton, NSW 2305

## Villa For Sale

Thursday, 22 February 2024

1/65 Regent Street, New Lambton, NSW 2305

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type: Villa**



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**\$595,000 - \$625,000**

Property Highlights:- Prized New Lambton location within walking distance of shops, cafes, restaurants and schooling options.- Zoned for highly sought after schools, St Therese's Catholic Primary and New Lambton Public School.- Spacious open plan living, dining and kitchen area.- Large kitchen with 40mm benchtops, ample storage, a breakfast bar + a Westinghouse freestanding oven with a 4 burner gas cooktop.- Two bedrooms, both with built-in robes.- Freshly painted interior, plantation shutters + newly installed premium carpet throughout.- Split system air conditioning, a gas bayonet + ceiling fans.- Grassed yard with a single car lock up garage for your off street parking.

Outgoings: Council Rates: \$1,542.18 approx. per annum  
Water Rates: \$788.91 approx. per annum  
Rental Return: \$500 approx. per week  
Strata Rates: \$3,479.4 approx. per annum

Offering the perfect blend of low maintenance living and a prime location, this tidy two bedroom home unit set in New Lambton is a must for your inspection list. New Lambton is a suburb that has buyers flocking from near and far. With local shopping, dining options, and quality schooling within walking distance, and the bustling city and stunning beaches of Newcastle a short 15 minute drive, you'll enjoy all your everyday needs within moments of home. Built of an appealing brick and tiled roof construction, this lovely unit comes complete with its own grassed front yard, and a concrete path leading to the tiled patio at the entrance to the home. Step inside via the ornate timber front door and you'll enter the spacious open plan living, dining and kitchen area, featuring a ceiling fan, a gas bayonet and split system air conditioning for your year-round comfort. A large window provides ample natural light, with an external roller shutter and vertical blinds on the inside offering privacy when required. The interior has been freshly painted with a fresh white paint palette, with newly installed premium carpet throughout, providing a luxurious feel underfoot. The generously sized kitchen includes 40mm laminate benchtops, ample storage, a tiled splashback and a breakfast bar for your casual dining. Appliances include a freestanding Westinghouse oven with a 4 burner gas cooktop and an IAG range hood, with newly installed shutters on the back window, adding a stylish touch. There are two bedrooms on offer, both including built-in robes for added convenience, with the master enjoying the comfort of a ceiling fan in place. The original bathroom includes a large shower, a ceramic top vanity and newly installed plantation shutters. Step outside to find a compact yard, a laundry space at the rear, and access to a separate single lock-up garage for your off-street parking. In addition, there is potential for the grassed area beside the home to be fenced off for a low maintenance yard as well. Offering the perfect option for investors, downsizers or first home buyers looking to enter this highly sought suburb, this impressive unit will surely draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live:- Walking distance to cafes, restaurants, retail and St Therese's Catholic Primary and New Lambton Public School.- Walking distance to McDonald Jones Stadium.- A 3 minute drive to Adamstown Train Station.- 5 minutes to John Hunter Hospital.- 5 minutes to Westfield Kotara providing all the retail, dining and services you could ask for.- 5 minutes to the walking tracks, parks and attractions at Blackbutt Reserve.- 15 minutes to the bustling city and beautiful beaches of Newcastle.

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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