

1 Pangari Place, Lambton, NSW 2299

CRAWFORD

Sold House

Thursday, 16 November 2023

1 Pangari Place, Lambton, NSW 2299

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



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\$1,340,000

Are you looking for somewhere to live and also own an investment property? Are you a multigenerational family wanting to live together? Or are you an investor and wanting to add 2 more properties to your investment portfolio? Well this lucrative dual living opportunity awaits. Serving up two homes, one a 4-bedroom house with plenty of room for the family and the other a contemporary 2-bedroom villa perfect for tenants, older teenagers or grandparents. The main house (known as 6 Barellan Street) offers:-
- Open plan spacious air conditioned lounge greets you upon entry.
- Cooks kitchen with stone benchtops, modern appliances including a large Westinghouse 5 burner gas stove and plenty of cupboard and bench space will delight any budding chef.
- Large master bedroom with ceiling fan, walk in robe and ample ensuite.
- 2 further bedrooms are located along the main hallway with built in robes.
- Upstairs you will find the 4th bedroom with an additional air conditioned living area with skylight allowing for natural light. This space would be ideal for a teenage retreat.
- Family bathroom with iconic clawfoot freestanding bath, separate shower and W/C.
- Fully fenced paved easy to maintain yard.
- Potential rental return of \$3400 per month
The villa (known as 1 Pangari Place) offers:-
- 2 double sized bedrooms, both with built in robes and large windows.
- Combined lounge/ dining space with ceiling fan and beautiful wooden french doors which open to the rear fully fenced paved courtyard.
- Renovated modern bathroom as well as laundry facilities.
- Open plan kitchen hosting timber cabinetry, dishlex dishwasher and Westinghouse 4 burner gas stove.
- Potential rental return of \$2200 per month.
Perfectly positioned within moments to sprawling parklands, schools, Elder Street's shops and cafes, as well as the 6km bike path that allows you to go between the university and John Hunter Hospital, a lifestyle of convenience awaits the moment you venture outside. Zoned for Lambton Public School for Kindergarten to Year 6 and the much sought after Lambton High school for years 7 -12.
Water Rates: \$915 approx pa
Council Rates: \$2615 approx pa
Phone Phillip Swan on 0478 845 591 to arrange an inspection. Disclaimer: We have obtained all information provided from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations & satisfy themselves of all aspects of such information including & without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.