

1 Thalaba Road, New Lambton, NSW 2305

villager.
PROPERTY

Sold House

Wednesday, 20 September 2023

1 Thalaba Road, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

\$1,080,000

Dual Street frontage at the corner of the peaceful, treelined street of Thalaba Road, in the popular New Lambton village and close to shops and cafes, excellent schools, Blackbutt Reserve and Hunter Stadium. The property boasts a private residence with the added investment and opportunity that comes with the separate shop at the rear. The 3 bedroom home offers an easy living lifestyle with modern kitchen with gas cooking that adjoins open plan dining which flows out to the alfresco deck. Entertainers are well catered for here. After a delightful afternoon of dining on the deck, come inside and enjoy relaxing in the extra large bath or kick back in the air conditioned lounge room. Fenced level yard and ample storage including a large shed, make this an ideal family home. The shop at the rear of the property has its own kitchenette, toilet, and garage. Both house & shop are currently rented with combined return of \$1000 pw. This is a unique residential property that can offer the astute buyer a hybrid flexibility to meet home, work and investment needs in multiple ways, including:

- * Using the existing house and small office/shop separately;
- * As a renovated large house, that connects and combines the existing house with the shop, to create a variety of rooms and multi purpose family spaces focused around a landscaped courtyard (subject to Council Approval)
- * SOHO - Keep the house as is, add a garden room connecting to the shop, which can operate as a small home office, with the benefit of a separate front door for a family run business (subject to Council Approval)
- * Convert the house and shop to a more commercial enterprise, such as professional services (subject to Council Approval)

* Land size: 420sqm * Council Rates: \$3735.00 pa approx Water Rates: \$1095 pa approx plus water * Expressions of Interest - Closing date 30th Oct 2023 * Villager Property make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.