

# 10 Hollywood Parade, New Lambton Heights, NSW 2305



## House For Sale

Wednesday, 8 November 2023

10 Hollywood Parade, New Lambton Heights, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 569 m2

Type: House



Nick Townsend  
0400292035



Noi Srimo  
0431815698

## Contact Agent

Absolutely charming, this appealing abode creates a serene family retreat, nestled within verdant gardens in a quiet, family-friendly setting. Flooded with natural light, the spacious interior spans two beautifully presented levels, delivering an abundance of versatile living and sleep space, perfect for the modern family. Open-plan living is complemented by a separate lounge room and lovely kitchen on the upper level, spilling out effortlessly to covered entertaining and an utterly entrancing backyard. Alongside two large bedrooms on this level, there is an elegant bathroom and flexi study, while downstairs, there is another large bedroom and adjoining study, which could make a wonderful parents' retreat or nursery. As for location, while it may feel tucked away, the property is just a short drive from conveniences at Cardiff, Charlestown and Kotara, with Blackbutt Reserve and John Hunter Hospital moments from the front door.- Beautiful family home framed by lush landscaping, nestled close to neighbouring reserve- Situated on a quiet tree-lined street with only neighbourhood traffic passing by- Marvellous versatility through spacious, split-level floorplan- Natural light complements thoughtful design and décor, accented by refined neutral palette, plush carpet and timber floors- Open-plan living and separate lounge room create inviting living space on upper level- Lovely kitchen boasts Smeg gas stovetop, oven and dishwasher- Extends out through French doors at rear to covered alfresco entertaining space- Tiered backyard is an absolute delight, bordered by verdant landscaping to create tranquil escape- Two generous bedrooms on upper level, each with built-in robe, plus robed study, which could also function as a bedroom- Tastefully appointed main bathroom flaunts skylight, walk-in shower and separate bathtub - Lower level features another large bedroom and adjoining flexi study or parents' retreat- Modern laundry with adjoining ensuite offered in complementary design to main bathroom- Single automatic lockup garage, additional off-street parking on driveway- Air-conditioned throughout with ducted and split-system AC- Great lifestyle location, moments from Blackbutt Reserve and Fernleigh Track, and just 10 minutes' drive from Lake Macquarie (7km)- Drive 5 minutes (2.3km) to John Hunter Hospital, 7 minutes (4km) to Charlestown Square, 8 minutes (4.4km) to Westfield Kotara- Short 4-minute drive to Cardiff Station (2.9km) for direct trains to Newcastle and Sydney- Easy 15-minute commute to Newcastle (8.6km)- Zoned for Wallsend South Public School and Lambton High School