

102/25 Alma Road, New Lambton, NSW 2305

Apartment For Sale

Thursday, 8 February 2024

102/25 Alma Road, New Lambton, NSW 2305

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 115 m2

Type: Apartment



Ryan Houston
0249260600



Gabrielle Coleman
0447335602

Forthcoming Auction \$875,000 - \$925,000

Ssh! A very rare opportunity has arisen to secure a premium property within the exclusive Belvedere complex, one of its kind in lovely, leafy New Lambton village. Designed by CKDS Architecture, project managed by highly renowned Stronach Property and completed in 2021, this quality complex offers the next level when it comes to both comfort and style. Enter a generous open plan abode with a convenient study and reading nook, seamlessly transitioning into the expansive kitchen, dining, and living area. This inviting space, ideal for relaxation or socialising, benefits from high ceilings and a north-facing aspect, bathing the residence in radiant natural light. You will be able to work some culinary magic in the immaculate kitchen, complete with stone benchtops, high-quality Ilve appliances, and an integrated dishwasher. A large sliding door effortlessly connects this central hub to the generous full-length balcony, providing a perfect setting whether you prefer entertaining the hordes or relishing in some much-needed alone time. Discreetly positioned at the rear, the master bedroom boasts his and hers built-in robes, an ensuite bathroom adorned with a herringbone subway tile feature, floating vanity, and hotel-quality fixtures. Additionally, the second bedroom offers a built-in robe, a study desk, and convenient access to the main bathroom, mirroring the ensuite's high-quality fixtures. After a long day of work or play, you'll be able to unwind in the Belvedere's well-kept communal garden, where residents converge to catch up on the goings on. Secure entry, lift access, car park and storage cage tops off the convenient features of this residence. New Lambton Village provides a great sense of community, with fabulous eateries, shops, and entertainment nearby. Visit the nearby Lambton Lane for coffee or enjoy a delicious brunch within the rustic charm of Too Hands. It's incredibly central to a range of attractions – from Lambton Park, Lambton Pool, and the fabulous Lizotte's in one direction to Blackbutt Reserve and Westfield Kotara in another - plus the Stadium and Entertainment Centre also nearby. The IGA, with its wide range of artisan products, is a short stroll away, as are a number of popular pubs for trivia and an engaging community atmosphere. This residence also enjoys convenient transport and connectivity options, making it ideal for commuters, with public transport and fast links to major arterial routes within easy reach. Find out how you can enjoy the best of the central Belvedere lifestyle. Come and inspect today!

Features include:

- Premium thoughtfully designed residence in the exclusive Belvedere complex, a unique development in leafy New Lambton village.
- Open-plan kitchen, dining, and living area featuring high ceilings, large glass sliders opening onto spacious north facing balcony – perfect for entertaining or relaxation.
- Culinary enthusiasts will love the immaculate kitchen equipped with stone benchtops, high-quality stainless-steel Ilve appliances including integrated dishwasher, twin undermount sinks, and pantry with pullout drawers.
- Study nook with custom shelving, perfect for those who work or study from home.
- Master bedroom complete with his and hers built-in robes, and second bedroom boasting a built-in robe and study desk.
- Two elegant hotel-inspired bathrooms, including ensuite, both with twin showerheads, a floating vanity, subway tile feature and quality fixtures and finishes.
- Double glazed windows ensure whisper-quiet interiors while ducted zoned air-conditioning provides year-round climate comfort.
- A spacious concealed laundry, secure entry, lift access, car park and storage cage.
- Near to convenient public transport and commuter options as well as the district's extensive range of entertainment options.

Outgoings : Water rates - \$789 per annum approx.* Council rates - \$1,471 per annum approx.* Strata rates - \$1,629 per quarter approx.*

Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.