

107 Grandview Road, New Lambton Heights, NSW 2305

House For Sale

Tuesday, 23 April 2024

107 Grandview Road, New Lambton Heights, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 887 m²

Type: House



Russell Dawson
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Mat Harris
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\$1,300,000 - \$1,350,000

What a magical place to raise a family! Tucked away in a no-thru service road in a private pocket of leafy New Lambton Heights, this exceptional residence offers sublime living for the whole family. Architecturally landscaped with a blend of Byron Bay-inspired lush tropical plantings and low-maintenance native garden beds, this residence is in harmony with its bushland surroundings and provides a peaceful sanctuary away from the hustle and bustle of modern life. Downstairs, the art of family living is made easy with large family spaces and restful bedrooms, all incorporating thoughtful storage solutions. A glossy stone-topped kitchen with island bench provides abundant benchspace and cupboards for all of your culinary items and features a butler's pantry/laundry for added convenience. The adjacent dining room presents a practical wall of cabinetry and opens out onto the first of many decks, this one perfectly geared for outdoor dining and entertaining. Completing the open-plan layout is the spacious yet cosy family room, ideal for movie nights and gaming marathons. Three bedrooms are accessed from this level, well-positioned for the kids, and each containing built-in wardrobes with fitted drawers for easy putting away of clothes, shoes, and those endless piles of toys. These rooms are serviced by an elegant, renovated bathroom with a deep bath, and a shower featuring twin showerheads – ensuring seamless bedtime routines. Upstairs, the master retreat offer a serene getaway from the demands of family life, and features an additional lounge, a master bedroom with fitted wardrobe storage, and a two-way ensuite. Dual balconies at each end offer options for the parents to unwind at the end of the day with a nightcap or two, while the kids sleep peacefully below decks. Soaring cathedral ceilings on both levels increase this home's sense of space and aesthetic appeal, and its wide windows bring the leafy surroundings in. Wherever you choose to relax in the liberal selection of seating areas, you will enjoy the overall sense of calm and serenity. An outdoor patio, generous swathe of level lawn, and multiple levels of balconies promote outdoor enjoyment and easy entertaining. Bonus inclusions comprise air-conditioning, solar panels, a double garage with remote opener, separate workshop, and handy rainwater tank. Nestled in a quiet, leafy, no thru road, this residence is zoned for Wallsend South Public School and coveted Lambton High School. The nearby bypass gives you seamless access to Newcastle's biggest shopping centres, Westfield Kotara, and Charlestown Square, as well as feeder roads to major arterial routes for a seamless commute. Workers at the John Hunter Hospital will enjoy its easy proximity, and whether you prefer weekends in the wine country or the beach and night-life in inner Newy, both are easily accessible from this central location. There's not really anything left to do here but move in and relax. Inspect today – and don't forget to bring the family! Features include:- Sublime family home set within lush, landscaped gardens showcasing mature tropical plantings and low-maintenance, native garden beds.- Stone-topped kitchen with island bench, Bosch dishwasher, Bosch oven and gas cooktop, and adjoining butler's pantry/laundry.- Two spacious living areas, including large yet cosy family room perfect for gatherings, and an upstairs lounge off the master with dual balconies, creating the ideal parents retreat.- Four bedrooms, each including practical wardrobe storage and fans – the master adding split-system air-conditioning and ensuite.- Two bathrooms include an elegant main bathroom featuring a deep bath, separate shower with twin showerheads, floating vanity, and separate toilet, as well as a practical two-way ensuite off the master bedroom.- Soaring cathedral ceilings on both levels enhance space and aesthetic appeal, while multiple storage solutions assure convenience.- Bonus inclusions comprise solar panels, air-conditioning, and water tank.- Multiple levels of balconies and patios, ideal for entertaining, as well as a swathe of level lawn for the kids to run around and play on.- Double garage with remote opener and self-contained workshop.- Nestled in a quiet, leafy area, zoned for Wallsend South Public School and Lambton High School, with easy access to shopping centres and major arterial routes for commuting convenience. Outgoings: Council Rate: \$2,185.16 approx per annum Water Rate: \$889.32 approx per annum 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.