

**11/441 Newcastle Road, Lambton, NSW 2299**

**Elders** Real Estate

**Sold Apartment**

Friday, 3 May 2024

11/441 Newcastle Road, Lambton, NSW 2299

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sue Odgers  
0418689815

**\$352,500**

This location is hard to beat as it is just a stroll to Lambton Park and Pool and Lambton Shopping Village is also nearby. Transport is very handy and it is an easy walk to McDonald Jones stadium for concerts, Football etc. This very convenient upper level one bedroom apartment is part of a well established complex of 12 apartments. The current tenants look after the apartment, are very agreeable and are currently paying \$350 p.w. The apartment has plenty of natural light, open plan living and kitchen area and good size bedroom and a tiled bathroom and large pantry/storage cupboard. The construction is brick and tile and there is parking allocated for each apartment. This apartment has: \* Plenty of Natural Light, \* One decent size Bedroom with Built-in Wardrobe/Dressing Table, \* Tiles Bathroom, with Shower Recess, Basin and Toilet, \* Open Plan Living and Kitchen, \* Large Pantry/Storage Cupboard, \* Single Carport, \* Shared Laundry Facility, \* Strata Fees are \$828.26 per quarter, \* Newcastle City Council Rates 372.83 per quarter currently, \* Water Rates last third were \$339.78 including water usage allowance, \* Current Tenants are paying \$350 per week, \* Lease End date is 25th June, 2024. \* Area of the Unit is 40sqm and 55sqm including parking. This location is amazing, so close to Lambton Park, Pool, Tennis Courts, Lambton Library and Playground and just a stroll to lovely Lambton Shopping Village. It is close to transport and only a short drive to either the Mater Hospital or John Hunter Hospital. Westfield Kotara is handy and it is within walking distance to McDonald Jones Stadium. It is very handy to just about everything. If you are looking to get into the property market, or looking for an investment then this apartment may be worth inspecting, just ring or email to arrange a viewing.