

# 111 Russell Road, New Lambton, NSW 2305

## House For Sale

Wednesday, 13 March 2024

111 Russell Road, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 689 m2

Type: House



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## Guide \$1,600,000 Friendly Auction

Auction Location: Fort Scratchley Function Centre | 1/3 Nobbys Road, Newcastle East NSW 2300 Situated on a 689sqm allotment in a prized family pocket of New Lambton, this delightful home oozes attractive street appeal, light-filled rooms, and plenty of charm. Boasting four-bedrooms, two bathrooms and two living areas, this real beauty is positioned on premiere Russell Road with dual access via Owen Lane. Spanning across two levels, the home embodies functionality and entertainment and its finest. Upon approach, you will immediately be drawn to the home's lovely gardens, lush greenery and established trees all creating a sense of seclusion and privacy. A detached double garage with entry via the lane will lead you up onto the sun-filled deck. An inviting entry and timber staircase welcomes you to the lower level - a versatile space that would be perfect for a teenage retreat, currently a sitting room to read your favourite book, this room can be easily converted to a bedroom. Additionally, the downstairs area features a separate study/fourth bedroom, a bathroom with shower and a separate utility room. Ascending the lovely timber staircase, you're welcomed into the heart of the home, where the upper level unfolds into a haven of elegance and comfort. Bathed in natural light and with timber floorboards underfoot the light-filled living room offers panoramic views of the surrounding district, inviting you to unwind and bask in the beauty of your surroundings while relaxing with family and friends. Head through the wide, open hall, where you will find the family room with featuring skylights. With doors providing direct access to the backyard, this section of the home offers a seamless flow between indoor and outdoor living spaces. It's from here where the outdoor oasis awaits - a stunning in-ground pool taking front and center. Whether you're lounging by the pool or enjoying a dip, this spacious entertaining area promises countless moments of relaxation and recreation and features both covered and open alfresco areas. Back inside, you will find the kitchen adjacent to the family room complete with double sink, electric cooktop, built-in oven, breakfast bar and Bosch dishwasher. A large internal laundry connects from the kitchen area and features two sets of built-in linen cupboards. Adjacent to the family room, a dining room awaits with a feature chandelier and another set of doors leading you outside. The dining room serves as the perfect spot for family dinners or intimate gatherings with loved ones. Heading back towards the stairs, on the left-hand side you'll discover two spacious bedrooms, each featuring wall-to-wall mirrored built-in wardrobes and ceiling fans, complemented by the continuation of timber floorboards underfoot. Nestled between these bedrooms is the sleek main bathroom, showcasing a generously sized shower, elegant tiling, mirrored cabinetry, and a contemporary vanity. This captivating home is a testament to its real beauty, timeless and modern comfort, offering a blend of charm, natural light, and outdoor splendor. With its versatile layout, stunning pool, and picturesque surroundings, 111 Russell Road presents a wonderful opportunity for you and your family. Be moments from New Lambton shops, cafes, quality schools, John Hunter Hospital, and recreational facilities including McDonald Jones Stadium and Lambton pool. Inspections are via appointment, contact Ryan Nichols and Amanda Reid to arrange a private viewing.

- Four-bedroom, two-bathroom home with informal and formal living areas -  
Two bathrooms - one on each level - Separate utility room - Immaculate kitchen with Bosch dishwasher, electric cooktop and breakfast bar - Ducted air-conditioning throughout - Light-filled living room with ceiling fan and providing lovely district views - Gorgeous inground swimming pool, surrounded by established trees and gardens - Open and covered outdoor alfresco areas - Large internal laundry with two sets of built-in linen cupboards - Detached double garage with access via Owen Lane - Dual access via Russell Road and Owen Lane - 400m to New Lambton shops and cafes and 250m to New Lambton Public School - 2.5km to John Hunter Hospital and Newcastle Private Hospital

Outgoings: Water rates: \$858.51 approx per annum Council rates: \$2,524 approx per annum

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