

114 Regent Street, New Lambton, NSW 2305

House For Sale

Wednesday, 10 April 2024



114 Regent Street, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 746 m2

Type: House



Lyn GoodinCollis
0404088102



Lyndall Allan
0439761123

Auction Guide \$1,100,000 - \$1,200,000

Auction Location: On-site There are some properties so simply loved they have not been offered to the market for decades. This treasured gem of over 75 years is a bona fide original, and it's ready for a new family to make their own memories here. You will be super impressed by the large block spanning a level 746sqm, plus the benefit of second frontage to Regent Lane adds even more appeal, as does the family-friendly location directly opposite Regent Street Park. It's clear, the home is ready for a 21st century update, making your options truly exciting here. Capitalise on the size of the allotment and the dual access and build two homes, allowing you to live in one and sell the other. You may choose to build a triple garage at the rear with an upper level studio, or you could renovate and extend the current home adding more accommodation, a deck and a pool, all of this subject to council approval of course. With a few modest upgrades, you could rent out this home, generating an income while plans and permits are being approved. New Lambton village is loved for its great café scene and boutique shopping. The local public and high schools are high performing and sought-after by families. Enjoy the added convenience of being close to John Hunter Hospital, West's Leagues Club, and McDonald Jones Stadium, making everyday life fulfilling. - Approx. block dimensions of 13.41m / 13.51m X 55.68m / 55.27m R2 zoning- NE aspect with outlook over Regent Street Park, dual frontage to Regent Lane - Three bedroom, one bathroom home with handy second w/c- Single carport plus large shed/studio at rear- Nearby Ritchies IGA, Westfield Kotara, West's Leagues Club, John Hunter Hospital- Stroll to New Lambton Public School, St Therese's Primary, 1400m to Lambton High- 5km/10mins drive to Newcastle city centre, 6km/12mins to Bar Beach- All building work subject to approval from Newcastle City Council Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.