

12 Baker Street, New Lambton, NSW 2305



House For Sale

Friday, 5 April 2024

12 Baker Street, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1264 m2

Type: House



George Rafty
0412689809



Marina Sykiotis
0490903455

Auction - Guide \$850,000 - \$930,000

Nestled at the end of a tranquil cul-de-sac and set on a sprawling 1264sqm block, this is a perfect opportunity to purchase a large landholding and create your own dream. The rear of the property has a land slip and soil movement, so rectification works will be required. We can provide any interested purchasers with an Engineers Report and a Geotechnical Assessment Report. These issues have been factored into price expectations, making this a land-value opportunity for a knock-down rebuild or your dream renovation. This dual-level home is a true haven bursting with birdlife and natural beauty. Imagine waking up to the tunes of bowerbirds, parrots, and lorikeets right outside your window, yet you're just 450m away from all the conveniences of New Lambton village. Inside, find hints of original character like the elegant 5-step cornices and the classic three-bedroom, two-bathroom layout featuring formal lounge and dining areas. A thoughtful extension has added a kitchen and family room with a soaring cathedral ceiling, and rear deck for alfresco entertaining. While the inside might need a little love and a modern touch, outside you're greeted by the lush gardens with a pool and a massive work shed just waiting for someone with a green thumb to come in and work their magic. This quiet address falls within the esteemed catchment zones of New Lambton Public and Lambton High schools. Minutes from Blackbutt Reserve for nature walks and picnics, and Westfield Kotara for retail therapy, while proximity to John Hunter Hospital ensures peace of mind and swift access to essential healthcare facilities.

- Dual level cavity brick and tile home on 1,264sqm block surrounded by nature- Three bedrooms and two bathrooms on main level, potential fourth bedroom downstairs- Covered deck overlooks pool and lush gardens backdropped by birdsong- Swimming pool, large double brick work shed with multiple power points- 500m - New Lambton Public School, 900m - St Therese's Primary, 1900m - Lambton High- Walk to bowling club, Wests, corner pubs, multiple parks, shops and cafes- 5km to Newcastle city centre, 7km to Bar Beach, 13km to M1 and Hunter Expressway

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.