

13 Candlebark Way, New Lambton Heights, NSW 2305

LANE CAMPOS

House For Sale

Wednesday, 3 April 2024

13 Candlebark Way, New Lambton Heights, NSW 2305

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 582 m²

Type: House



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\$1,195,000 - \$1,250,000

Elevate your lifestyle with this majestic residence, poised in a serene park-like oasis. This home is a masterpiece of design and craftsmanship, offering an unparalleled entertaining experience with its expansive layout. Featuring five generous bedrooms and versatile living spaces, it caters to the evolving needs of a growing family or presents a perfect solution for multi-generational living with its additional lower-level suite. Meticulously renovated to embody the pinnacle of luxury, this home invites you to indulge in its grandeur and make lasting memories. Strategically situated amidst the soothing sounds of nature, yet within arm's reach of urban conveniences like parks, schools, and transport and easy access to arterial roads - this home isn't just a dwelling, it's the fulfilment of your dreams.

Highlights:

- Five bedrooms - all with built-ins
- Four bedrooms privately located on the upper level
- Main bedroom with ensuite and spa tub
- Open plan living, dining, kitchen - step through bi-fold stacker doors to the covered entertaining alfresco - the perfect entertaining hub
- Modern kitchen with stone benches and loads of storage
- Miele kitchen appliances - oven, convection microwave, dishwasher and built-in espresso machine
- Ducted air conditioning and ceiling fans
- Light-filled formal living room overlooking the front garden
- Family bathroom on upper level - with bathtub and separate shower
- Covered alfresco with built-in BBQ - overlooking the rear landscaped garden
- Lower level with sitting, bedroom and bathroom - French doors to access the garden
- Laundry located on lower level with direct access to the garden
- Approx. 582.4m² block - landscaped and fenced
- Double garage with remote doors and internal access

Here and there:

- School catchment - Wallsend South Public School - 21min walk (1.4km), Lambton High School - 12min drive (6.5km)
- John Hunter Hospital - 7min drive (3.9km)
- Blackbutt Nature Reserve - 9min drive (5km)
- Walkern Road Reserve Playground - 7min walk (400m)
- Elmore Vale Shopping Centre - 4min drive (2.1km)
- Westfield Kotara - 11min drive (6.8km)
- Warners Bay & Lake Macquarie - 13min drive (9.5km)
- Merewether Beach - 19min drive (12.9km)
- Approx. weekly rental return - in the vicinity of \$950- \$1000
- Approx. council rates per quarter - \$575
- Approx. water rates per third - \$300 (not incl. usage)

For more information, please contact Bec on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.