

# 14 Beverley Crescent, New Lambton Heights, NSW 2305

## House For Sale

Saturday, 3 February 2024

14 Beverley Crescent, New Lambton Heights, NSW 2305

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 744 m2

Type: House



Amanda Reid  
0249260600



Ryan Nichols  
0249260600

## Guide \$1,400,000 - \$1,540,000

Introducing this elegantly renovated family home—elevated among the treetops within timeless established gardens—at the apex of a cul-de-sac in a peaceful bushland setting. The sophisticated stone-topped kitchen is impeccably designed, infused with light from the skylight above. The adjoining dining area contains attractive French doors leading to a quiet patio and lawned area with leafy views and vibrant bird song. Adjacent, the formal lounge is primed for both entertaining and relaxation. Climate comfort is on offer here, with ducted air-conditioning and a gas heater creating a cozy atmosphere year-round. An adjoining space offers versatility—perhaps consider an in-home library and seating area, or a formal dining room. Included are three spacious double bedrooms, each complete with plantation shutters and large wardrobes with built-in drawers. A newly renovated bathroom adds a further touch of class with distinctive feature tiles, walk-in shower, and sizeable vanity. Anchoring the bedroom wing and living areas is a light-filled sunroom with built-in storage. Another versatile space, it doubles as an ideal spot to welcome guests and an easy-care space for children's play. Venture downstairs to the double garage with extensive under house storage; modern bathroom and kitchenette. Around the corner, the inviting saltwater pool and adjacent cabana beckon. Enjoy life to the max here – whether entertaining or relishing endless summer days at home – with the kids splashing about in the pool while you relax in the cabana sipping on a frosty brew. The freshly painted interior, combined with refinished Bluegum flooring, plush new carpets and stylish new light fittings create an immaculate finish to this elegant move-in ready home. This address is within the zone for New Lambton Heights Infant School and Lambton High School and is a short drive to the John Hunter and Newcastle Private Hospitals. Its exclusive location, coupled with 182 acres of natural bushland over the road, makes it an ultra-convenient location. It's only a short trip to either Kotara or Charlestown for all your shopping needs and commuters will enjoy the convenience of a quick drive up the bypass to major arterial routes. To find out how to embrace the beauty of nature while enjoying modern living in this meticulously renovated home, come and inspect today. Features include: - Elegantly presented and freshly painted brick and tile family home in quiet cul-de-sac - set within a leafy location with a great community spirit. - Three restful double bedrooms showcasing leafy views – each including ceiling fans; wardrobes with built-in drawers and classy plantation shutters. - Expansive and comfortable lounge with a gas heater and ducted air-conditioning, featuring an additional versatile space that could be utilised as a formal dining room or home library. - Light-filled sunroom/family room with magnificent refinished Bluegum flooring. - Attractive modern kitchen, infused with light and designed for efficiency with smart storage solutions. Featuring stone benchtops; Siemens pyrolytic oven and cooktop; Bosch dishwasher; high gloss cabinetry; and modern stainless-steel appliances. - Amenities include an elegantly renovated bathroom on the main floor, a second modern bathroom on the lower level – handy to the pool, and a cleverly concealed fitted laundry. - Lush lawn areas; charming rear patio; and sparkling saltwater pool (with cover); and large outdoor cabana, – setting the stage for entertaining and endless summer days. - Double garage - newly refinished with epoxy flooring - adjoining which is vast under-house storage and wine racks. - Ducted air-conditioning, ceiling fans, and a gas heater; as well as a Ventis system – the combination of which provide year-round climate comfort. Outgoings: Water rates: \$865.53 approx per annum Council rates: \$2,564 approx per annum Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.