

# 156 Russell Road, New Lambton, NSW 2305

LANE CAMPOS

## House For Sale

Thursday, 9 November 2023

156 Russell Road, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1552 m2

Type: House



Bec Williams

0249676770

## Auction

Commanding a mesmerising welcome from the moment you step through the gated, garden entrance, this illustrious home ascends the heights of luxury living with a selection of first-class, original appointments. Holding a sought-after blue-ribbon address, this north facing family haven reveals stylish interiors brimming with awe-inspiring details and charm. Expansive living spaces with stately dimensions, billow out to the covered deck and garden terrace. Perfect for relaxed evenings or hosting guests, the entertaining pavilion and swimming pool area are surrounded by lush gardens and a tree filled skyline. Synonymous with its exclusive New Lambton address, this rare opportunity promises a range of delights just a stone's throw from the door. Village attractions and retail hub, cafés, esteemed schools and the John Hunter Hospital are just some of what's on offer here.

**ABOUT THE HOME--** Built in 1927 - with historical ties to Newcastle -- Approx. 1,552m<sup>2</sup> block - glorious, private established gardens full of colour and perfume-- Stately foyer entry with cloak room and private access to guest accommodation-- Original, decorative details throughout - ornate coffered ceilings, parquet flooring, opulent light fittings, lead light windows and decorative fireplaces-- Master suite includes walk-in robe, ensuite and private study-- Three bathrooms - ensuite to main bedroom and guest bedroom, family bathroom plus powder room -- Large open kitchen - walk in pantry, gas cooking, three ovens and a hidden servery to the formal dining room. The perfect kitchen for hosting dinner parties-- Expansive deck overlooking the pool and garden area-- Media room on the lower level-- Ducted air conditioning to the original part of the home with period floor vents, plus a split system in the family room extension-- Temperature controlled cellar with racking for up to 1,200 bottles of wine-- Inground pool and heated spa - surrounded by lush gardens and overlooked by the glorious Artemis statue-- Separate laundry and generous storage rooms-- NBN network through whole home -- Ample parking for multiple vehicles, behind the private gates with remote access - double garage, single carport plus driveway space for additional vehicles, trailers etc.

**HERE & THERE--** School catchment: New Lambton Public School - 8 min walk (650m), Lambton High School - 25min walk (2km)-- New Lambton Village retail and cafés: 9 min walk (750 m)-- Gwydir Park and Playground: 11 min walk (600 m)-- Richley Reserve: 6min drive (2.8 km)-- John Hunter Hospital: 20min walk (1.3 km)-- Newcastle beaches: 13min drive (6.9 km)-- Approx. council rates per quarter - \$744-- Approx. water rates per third - \$300 (not incl. usage)

This stunning home will be sold by auction on 2 December 2023, unless sold prior. 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.