

16 Orchardtown Road, New Lambton, NSW 2305

daltonpartners

House For Sale

Thursday, 11 April 2024

16 Orchardtown Road, New Lambton, NSW 2305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 386 m2

Type: House



John Kerr

0249693500

Auction Guide \$925,000 - \$995,000

Pairing period charm with perfect positioning, this renovated two-bedroom home sits pretty within highly desirable New Lambton, moments from village life and gorgeous outdoor spaces found within Blackbutt Reserve and along the Fernleigh Track. Having been lovingly updated, the home reveals welcoming, light-filled spaces enhanced by high ceilings, polished timber floors and period detail. Featuring two separate living areas and a charming kitchen, the home appeals further with two generous bedrooms, including a master that opens out through French doors to a pretty verandah. Out back, further alfresco living is relaxed and effortless, overlooking a cute grassy yard, which is extremely easy to maintain. For the hobbyists out there, there is a garage and workshop with handy WC.* Lovely two-bedroom home brimming with period charm, framed by attractive landscaping and a white picket fence* Thoughtful floorplan uses large windows and high ceilings to enhance sense of space, accented by original detail that includes stained glass, fretwork and intricate cornicing* Polished timber floors accentuate elegant design, while adding low maintenance appeal* Separate front lounge with feature fireplace joins open-plan living, overlooked by smart kitchen feat. plentiful storage, shaker doors and breakfast bar* Both robed bedrooms feel bright and generous, one of which flows out to sunny front verandah* Modern bathroom offers comfort and convenience, complete with walk-in shower* Relaxed alfresco living on elevated rear verandah overlooking private grassy yard and pergola* Enclosed laundry and freestanding single garage with workshop and WC complete exterior* Just around the corner from leafy parklands, and moments from local shops and popular Blackbutt Hotel* New Lambton Village is just a short walk away, while nearby Richley and Blackbutt reserves offer beautiful bushland walking trails, picnic areas and playgrounds* Major shopping, dining and entertainment at Westfield Kotara (1.8km)* Just 1.7km to Adamstown Station, 3.4km to John Hunter Hospital, and 5.5km to Newcastle CBD Council Rates: \$2,580 PA approx Water Rates: \$876 + Usage PA approx Rental Potential: \$550 - \$600 PW approx