

# 161 Croudace Street, New Lambton, NSW 2305



## House For Sale

Tuesday, 23 April 2024

161 Croudace Street, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 2100 m2

Type: House



Lisa Macklin  
0410545947

## Guide \$3,800,000

Revealing a sumptuous sense of luxury so often missing in modern homes, this landmark residence creates a charismatic illustration of Novocastrian history, exquisitely framed by colourful blooms and expertly manicured gardens. Built in the late 1930s, the magnificent home offers an abundance of formal and informal living spaces, where decadent art deco detailing enhances period appeal, while remaining warm, welcoming and entirely at ease. Soaring ceilings, rich wood panelling, vibrant stained glass; features such as these work together in harmony to accentuate each room's individual appeal, delivering spaces that are not just easy on the eye, but ideally suited to family living. From its beautiful billiards room and light-filled sunroom to its fabulously inviting formal living room and stunning period bathrooms, every space within the home is a delight to retreat to. Moving outside, pretty sandstone patios complement hidden nooks within the gardens, while sweeping verandahs provide devastating views over the city, harbour, ocean and beyond. This is a rare opportunity to invest in a sensational piece of history. Make sure you don't miss out.- Outstanding opportunity to purchase classic art deco residence known as The Gables- Stately period home tightly held by only three custodians over the past 85 years- Much loved by current owners as a family home over the past 39 years, it is sumptuous elegance, yet fabulous for family living - Classic art deco design and beautiful period detail enhance entire interior, making it feel more like an English manor than a typical Aussie home- Expansive floorplan features extensive, versatile living space, including a formal living room, dining room, ballroom and billiards room- Upper level offers three wonderfully generous bedrooms furnished with walk-in closets, with a fourth bedroom on ground level- A tastefully appointed timber kitchen, sun-drenched sunroom, study and laundry complete the ground level- Two delightful period bathrooms; one on each level- Spectacular alfresco living spaces revealed throughout the property- Situated on enormous 2,100sqm. parcel bordered by exquisitely manicured gardens you will love getting lost in- Driveway access leads to additional parking and oversized garage with storage- Moments from John Hunter Hospital and New Lambton village, with schools, services and all major conveniences within easy reach- Commute to Newcastle CBD takes around 10 minutes by carDisclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.