

17 Addison Road, New Lambton, NSW 2305



Sold House

Monday, 14 August 2023

17 Addison Road, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 596 m2

Type: House



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\$1,370,000

Set high in one of New Lambton's premier cul-de-sacs, and with outstanding leafy district views, this spacious 4-bedroom renovated brick veneer home is perfect for families wanting a walkable lifestyle without sacrificing privacy, peace and quiet. Blackbutt Reserve is at one end of the street, while the attractions of New Lambton Village are only 500 metres away. Stairs lead to a large wrap-around balcony where you can watch the world go by. Inside, huge living area with study area graces the front of the home. Renovations include a stylish kitchen with stone benches and Bosch appliances that flows to an open-plan rear dining/living area with hardwood floors, then out to a secluded travertine patio with glimpses to the city and beyond. Wake up to birdsong and greenery in the freshly carpeted master bedroom with its bay window and renovated ensuite. Three further bedrooms are freshly carpeted with ceiling fans and built-in robes and are serviced by a renovated three-way bathroom. Great schools, shops, parks and bushwalks complete the picture.* Light and airy with 10-foot ceilings and fresh paint* Main bedroom with bay window and renovated ensuite* All bedrooms with fresh carpet, ceiling fans and built-in robes* Renovated kitchen with stone benches and Bosch appliances* Large front living area with separate study zone * Wraparound veranda with superb district vistas* Second living/dining area with hardwood floor off kitchen leads to travertine patio with automatic blind. * Enough level yard and grass for a trampoline or plunge pool (STCA)* Catches cooling nor-easterly summer breezes* Low-maintenance yard with sandpit/herb garden, 4m-high curry leaf tree, citrus, mulberry, pomegranate, mango, fig and finger limes* Large double garage with extra storage under house* Two split system AC units in living areas and connections for gas heaters* 500 metres to New Lambton village, with top-notch IGA, cafes, pubs, boutiques, library and sought after schools* 5-minutes drive to John Hunter Hospital and Westfield Kotara; less than 15 to a choice of beaches, CBD, Warners Bay; 20 mins to the M1; 30 to the airport; 40 mins to Hunter wineries Council rates: \$632 p/qtr Water rates: \$266 p/qtr