

**190 Croudace Street, New Lambton Heights, NSW  
2305**



**House For Sale**

Monday, 18 March 2024

190 Croudace Street, New Lambton Heights, NSW 2305

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1246 m2**

**Type: House**



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## Guide \$1,850,000

Auction Location: On Site Retreat to a charming family haven of true tranquility in this immaculately presented character home, set amongst beautifully tendered and largely level gardens. Located for convenience, its leafy setting gives the sense of being a million miles from the bustle of city life, with large windows in many rooms ensuring the outdoor beauty never goes unnoticed. Staged over two nostalgic levels, it delivers up to five bedrooms, two bathrooms, and a collection of lovely living areas including a divine conservatorium. The kitchen and main bathroom have been modernly renovated, there are two fireplaces, and all rooms are generously scaled. Wonderfully private thanks to its garden oasis, the home's footprint is ideal for large and extended families and is close to excellent schools, great shopping and many dining options. Its proximity to the John Hunter Hospital also presents an outstanding opportunity for hospital staff.\* Grand family home, perfectly presented and with scope to add your personal stamp\* Renovated entertainer's kitchen featuring quality appliances, a skylight, exposed timber roof beams and an abundance of space\* Separate family, lounge and dining rooms plus a ground-floor retreat/fifth bedroom\* Four robed bedrooms plus study, main bedroom with ensuite, stunning main bathroom with twin vanity and freestanding bath\* Gorgeous conservatorium, large enough to host a crowd in comfort, immersed in a lush garden view\* Attached double garage and plenty of available under-house storage\* 6km to Charlestown Square or Westfield Kotara, 9km to lakeside Warners Bay\* 11km to Newcastle CBD, city beaches, the harbour and a thriving food scene\* Surrounded by a healthy choice of public, Catholic and independent schools Council Rates: \$3,436 PA approx Water Rates: \$922 PA approx Rental Potential: \$850 - \$950 PW Disclaimer: 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.