

1B Owen Lane, New Lambton, NSW 2305

House For Sale

Tuesday, 4 June 2024

1B Owen Lane, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 226 m2

Type: House



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Guide \$1,400,000 Friendly Auction

Auction Location: Novotel Newcastle Beach | 5 King Street, Newcastle NSW 2300 Positioned in a prize pocket of New Lambton, this ultra-modern home provides comfortable and accessible living. Spanning over two levels, as you enter, the main and only bedroom on this level is to the left, allowing for privacy and provides direct access to the sun-drenched front courtyard, the perfect spot to enjoy your morning coffee. Head down the hall with lovely timber-look flooring underfoot, to be welcomed into the hub of the home – the open plan living, kitchen and dining area with seamless access out onto the courtyard. An impressive and stylish kitchen features a large island bench, stone benches, stylish cabinetry, quality appliances and a Butler's pantry with ample storage space. Ascend the stairs to find three bedrooms and a second living area – perfect for a teenage retreat or those needing some extra space to unwind. This area provides direct access onto the balcony, where you can enjoy lovely district views. The three bedrooms are supported by a luxuriously appointed main bathroom with stylish vanity, freestanding bathtub, and sleek floor-to-ceiling tiling. Imagine a home that integrates a lift into its design, then look no further. This bespoke inclusion enhances accessibility, allowing those in the home to move between floors comfortably and independently. The convenient location of New Lambton provides close proximity to St Theresa's Primary School, New Lambton Public School, Lambton pool, the local New Lambton shopping village as well as being close to the John Hunter Hospital and Westfield Kotara.

- Four-bedroom home in prized location of New Lambton
- Air-conditioned open plan living, dining and kitchen
- Sleek kitchen with quality appliances and Butler's pantry
- Two separate living areas
- Private, rear courtyard
- Stylish main bathroom with freestanding bathtub
- Master bedroom positioned downstairs with ensuite and WIR
- Three bedrooms (or option for home office/study)
- Internal laundry and additional WC
- Bespoke lift, storage area and linen cupboard
- Single automatic garage with additional driveway parking

An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website

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