

2/11 Hobart Road, New Lambton, NSW 2305

Elders Real Estate

Villa For Sale

Thursday, 18 April 2024

2/11 Hobart Road, New Lambton, NSW 2305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Sue Odgers
0418689815

\$700,000 to \$740,000

If you are looking for a new home base that doesn't need anything doing, just move in and enjoy then this single level villa which is in very good condition throughout and has obviously been well cared for over the past 20 years plus, that the owners lived in this comfortable villa, then it may be worth inspecting. There is good natural light throughout and the sunny paved courtyard, is a lovely spot to sit with your morning cuppa. The villa is conveniently close to West Leagues Club, just wander down for dinner at any of their popular restaurants or cafes or make use of the Gym. Knights and Jets fans would and enjoy the very convenient location. no more parking worries. Just stroll up the street and cross the road to any sporting events at McDonald Jones Stadium. This villa has: * 2 Bedrooms with built-in wardrobes, * Ceiling fan in main bedroom, * New Carpet throughout, * Spacious Living Area, * Split system Ari Conditioner * Dining area near kitchen, * Galley Style Kitchen, Plenty of Bench Space, * As new Stove, Range Hood, * Under bench and Overhead Cupboards, * Tiled Bathroom with Shower, Bath and Vanity, * Separate Toilet is next to Bathroom, * Single Garage with internal access, * Sliding Glass Door to Courtyard, * Laundry at back of Garage, * Strata Fees \$1005.89 per quarter, * Newcastle City Council Rates \$414.57 per quarter, * Hunter Water \$265.13 plus water usage per third This property is in zone for New Lambton Public School and Lambton High School. It is handy to either New Lambton shopping village or Waratah shopping village and only a short drive to Westfield Kotara. If you are looking for convenience and being handy to public transport or walking distance to an array of local facilities then this comfortable and convenient villa may suit your needs. Just ring or email anytime to arrange a viewing or just pop into an open home.