

2/9 Barellan Street, Lambton, NSW 2299



Villa For Sale

Wednesday, 15 May 2024

2/9 Barellan Street, Lambton, NSW 2299

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Sue Odgers
0418689815

\$600,000 to \$625,000

This is a very comfortable 2 bedroom villa which has been tastefully refreshed throughout. It is freshly painted, has new floating floors in the generous open living area and there is new carpet in the bedrooms as well as built-in Wardrobes and there are new double layer privacy and shade blinds on all windows. There is a sliding glass door which opens from the living area to the private courtyard. There are only 3 villas in this complex and the front and back villas are both owner occupied, with a couple of lovely tenants in this unit, it seems to work well. The parkland behind the villas is easily accessed just down the street, where there is a playground, a walkway/cycleway which leads down to the Rose Gardens in Jesmond Park and over the to University and in the other direction it leads to John Hunter Hospital. The popular Lambton Public School is a short walk away and it is in Zone for Lambton High School. It is only a stroll to Lambton Shopping Village with an array of Eateries/Coffee Shops or a chance for some retail therapy in a variety of trendy retail shops as well as Butchers, Chemist, Doctors, Specialists, Fruit Shop, Grocery Store and Cake shop to name just a few. This villa has: * 2 Bedrooms both with built-in wardrobes and new carpet, * Spacious open living with Lounge and dining areas, * Split System Air Conditioner in Living area, * New Double Layer Privacy and Shade Blinds, * Modern Kitchen with new stove/oven, Plenty of Bench Space, * Kitchen has double door Panty, Under-bench and overhead cupboards, * Tiled Bathroom with bath and shower recess and New Vanity, * The toilet is separate and there is a Linen Cupboard in the hallway, * Laundry off the living area with internal access door to the garage, * Single Garage with Automatic Door. * Tenants are on a current lease and are paying \$520 per week. * Strata Fees are \$1084.00 per quarter, * This villa is 133sqm, * Newcastle City Council Rates are currently \$445.00 per quarter, * Hunter Water Rate latest account which is per third was \$291.13. This beautifully presented villa is well worth a look if you are looking for something to move into in the future or are looking for an investment opportunity. Ring or email anytime to arrange a viewing of this well presented and well maintained villa.