

2 Pride Avenue, Lambton, NSW 2299

Sold House

Wednesday, 8 November 2023

2 Pride Avenue, Lambton, NSW 2299

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 657 m2

Type: House



Dave Lane
0249676770



Toby Wilson
0249676770

\$1,180,000

Auction Location: Online only - buy.realtair.com Tucked away, yet still close to local amenities, this home is surrounded by lush greenery and offers the savvy investor or owner occupier an exciting opportunity in this appealing enclave. Positioned on a picturesque parcel, and with a level back yard, it makes the most of its premier aspect. With an amazing floor plan for those wanting to accommodate a home business, extended family, or the possibility of an income stream, this is a real gem. Discover the endless charm of this property. Super quiet, yet ultra-convenient, Pride Avenue is surrounded by parks, local shops and cafés. This is the opportunity you have been waiting for. Highlights:--? Three bedrooms - on the upper level. All with built-ins--? Self contained retreat on lower level. Includes separate entry, bedroom, kitchenette, living area and bathroom--? Rumpus or home office on lower level--? Light, bright interiors--? Split system air conditioning and ceiling fans--? Open plan living and dining - overlooking the front garden and verandah--? Updated kitchen with quality appliances --? Sitting or second dining room - adjacent to the kitchen and covered entertaining--? Multiple alfresco and entertaining zones - green views over the front and rear gardens--? Family bathroom with tub and separate W.C--? Separate laundry--? Double garage plus storage or workshop space Here and there:--? School catchment - Lambton Public School - 5min walk (400m), Lambton High School - 4min drive (2.2km)--? Lambton café and retail strip - 10min walk (700m)--? Lambton Pool - 16min walk (1.23km)--? Lambton Park - 9min walk (700m)--? New Lambton café and retail strip - 24min walk (1.7km)--? John Hunter Hospital - 5min drive (2.2km)--? Newcastle beaches - 15min drive (7.8km)--? Approx. weekly rental return - Whole house: In the vicinity of \$750 - \$800 - Granny flat only: In the vicinity of \$275 - \$325--? Approx. council rates per quarter - \$639--? Approx. water rates per third - \$280 (not incl. usage) This property will be sold via online auction on Saturday 2nd December unless sold prior. For more information, please contact Dave or Toby on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.