

# 20 Karoola Road, Lambton, NSW 2299

## House For Sale

Wednesday, 6 December 2023

20 Karoola Road, Lambton, NSW 2299

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 398 m2**

**Type: House**



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## Friendly Auction

If you've been looking for the perfect family home in the sought-after suburb of lovely, leafy Lambton - you've found it! Likely a familiar sight for those who call this area home, this timeless residence has been stylishly renovated with the needs of today's family in mind - whilst carefully preserving the signature aspects of its heritage origins. Unfolding over two levels, with each infused with natural light, this exquisite home delivers the trifecta of look, feel and functionality. From its elegant and versatile living zones to its oversized bedrooms - and from its easy-flow indoor-outdoor living to its overabundance of storage - we dare you not to fall in love! Downstairs, a crisp white-on-white kitchen with stone benchtops and a huge island bench is wrapped in spacious living zones - comprising a liberal lounge and a dining area with bench seating, inviting both relaxation and convivial social gatherings. Dual-aspect sash windows, adorned with textured glass panels, add character and light, while a choice of bi-fold and French doors invites connection to the home's large and enchanting covered porch - an appealing space for all-weather gatherings. Also on this level, a roomy master, featuring an ensuite and walk-in robe, offers a private retreat, while a large study provides the perfect home office. Alongside the spacious linen closet, there's a touch of extra storage magic - a Harry Potteresque cupboard tucked under the stairs. Lastly, a laundry with a loo completes this floor. Ascend the timber stairs to discover three more expansive bedrooms and a roomy kids retreat/living space, steeped in sunlight, with dual aspect windows and tall ceilings. These rooms are accompanied by a bright family bathroom. Outside, two majestic camphor laurel trees, surrounded by low-maintenance landscaping and embraced by tall fences, blend with a bubbling spa to create a private oasis. Above the double garage, a sweet studio apartment is fitted with a modern kitchen and bathroom, suggesting the ultimate teen retreat or potential source of extra income. A fabulous position right next to Lambton Park cements the immense appeal of this exquisite home. With acres of lawn that you don't have to mow, a choice of swimming pools, tennis courts and playfields, this location truly is a family paradise. Situated within the sought-after Lambton High School zone and just a brief stroll to Lambton Primary, this residence offers easy proximity to shopping centres in both Kotara and Charlestown. And, with its seamless access to major arterial routes, this fine home deserves first place on your list. Come and make it yours today!

Features include:- 6 bedrooms total, comprising of master with ensuite and walk-in robe on the main level, and 3 generously proportioned kids bedrooms with fans and built in robes upstairs.- A bonus studio apartment above the double garage, provides the ultimate teen retreat or extra source of income with kitchen and bathroom.- Two spacious living areas, both air-conditioned, include a main living room and dining with easy flow to a tranquil outdoor oasis. Upstairs, a family room provides the perfect kids' play space.- Crisp white-on-white kitchen, stone-topped, with large island bench offers a huge working surface to enjoy, and plenty of cupboard storage including double pantry. - Two bathrooms, comprising an ensuite to master and family bathroom with shower over bath, plus a laundry with a loo.- Low-maintenance landscaping, surrounded by tall fences, invites effortless entertaining and endless family enjoyment, featuring an enchanting covered porch, a bubbling spa, a private barbecue zone, and undercover external storage - all blending seamlessly to create a private, entertainers and family oasis.- Every detail has been carefully considered in the renovation of this exquisite Arts and Crafts style home - enhancing its character and introducing light-filled rooms with high ceilings. Dual aspect windows offer leafy vistas, along with the comfort of plantation shutters, air conditioning, and well-thought-out storage spaces.- Prime position right next to Lambton Park, offering acres of family fun, as well as good schools, easy access to shops and an effortless commute.

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