

20 Kendall Street, Lambton, NSW 2299



House For Sale

Monday, 15 April 2024

20 Kendall Street, Lambton, NSW 2299

Bedrooms: 6

Bathrooms: 1

Parkings: 4

Area: 474 m2

Type: House



Scott Walkom

0412331350

Auction

In the heart of Lambton, just one block from the thriving village hub of Elder Street's cafes, shops, and services, this well maintained commercial or residential premises is offered to market with vacant possession. Recently operating as Allied Health suites, the single level property features a reception and waiting area, six consulting rooms, two toilets (shower needs to be added for residential use), kitchen facilities, and rear parking for four – five vehicles with ramp access into building. This is an enticing offering for an owner-occupier to set up business and engage with Lambton's lively community, or for the astute investor to benefit from the area's accessibility to Newcastle CBD, John Hunter Hospital, and the University of Newcastle. Looking to the future, the property's potential is amplified by its E1 Local Centre zoning, allowing for a variety of low-impact commercial activities, boarding house, and community-serving facilities like childcare centres, medical centres, entertainment venues, and even shop-top housing (all subject to council approval). An E1 Local Centre zoned property offers a versatile canvas, whether your ambitions lean towards establishing a thriving business hub, capitalising on commercial opportunities, or delving into innovative mixed-use ventures. Act now to avoid missing out. - Weatherboard commercial/residential property on 474.3sqm block - Zone E1 Local Centre - Ducted air-conditioned throughout - Being sold with vacant possession - Flexible zoning allowing for both residential/commercial use (STCA) - John Hunter Hospital – 2.5km, University of Newcastle – 3.5km, Newcastle CBD – 6km, M1 & Hunter Expressway – 11km Outgoings: Water: \$915.17 pa + usage Council: \$7,900 per annum* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)