

**21 Freyberg Street, New Lambton, NSW 2305**

LANE CAMPOS

**Sold House**

Thursday, 17 August 2023

21 Freyberg Street, New Lambton, NSW 2305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 366 m<sup>2</sup>**

**Type: House**

**\$1,105,000**

Conveniently located close to the hub of Blackbutt shops, and boasting stylish interiors, you'll immediately notice this home's timeless beauty and enviable lifestyle attributes. High in comfort with multiple living spaces including a private oasis out back for entertaining friends and family, whilst low in maintenance, this is the perfect residence for a busy couple / family, a savvy investor or those looking to downsize. With easy access to sought-after schools, beautiful parklands, shops and cafés just a hop and a skip from your front door, relaxed living has never looked better. This is not just a home, it's a lifestyle. Highlights: --? Three bedrooms - two with robes --? Main bedroom includes split system air-conditioning and a private powder room with W.C --? Generous light filled lounge and dining room --? Dining room with built-in study - perfect work from home space --? Separate family room overlooking the back garden --? Split system air conditioning and ceiling fans in all living areas --? Open plan kitchen with breakfast bench and quality stainless steel appliances --? Family bathroom with bathtub --? Lovingly preserved period hallmarks throughout --? Laundry with W.C --? Solar panels (8.6kw) installed - 8kw inverter --? Private, low maintenance, fully fenced rear garden with covered entertaining deck --? Single garage + carport with plenty of driveway parking for additional vehicles Here and there: --? School catchment - New Lambton South Public School - 18min walk (1.5km), Kotara High School - 5min drive (3.1km) --? Novocastrian Park - 2min walk (130m) --? Blackbutt / Orchardtown Road café and retail strip - 2min walk (140m) --? Westfield Kotara - 21min walk (1.6km) --? Richley Reserve - 10min walk (750m) --? Fernleigh Track - 20min walk (1.6km) --? Newcastle beaches - 11min drive (7.5km) --? Approx. weekly rental return - in the vicinity of \$700 --? Approx. council rates per quarter - \$600 --? Approx. water rates per third - \$280 (not incl. usage) For more information, please contact Bec 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.