

# 22 Cardiff Road, New Lambton Heights, NSW 2305

## Sold House

Friday, 8 September 2023

22 Cardiff Road, New Lambton Heights, NSW 2305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 758 m<sup>2</sup>

Type: House



Chasse Ede  
0240814702

**\$780,000**

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com If you're on the hunt for the ultimate spot to bring your dream new home to life, New Lambton Heights is where it's at! This awesome family-oriented community combines laid-back living with excellent convenience. While this two-bedroom residence has weathered its fair share of time, it stands poised for a complete rejuvenation. Yet, the true gem lies within the generous 758.8sqm plot of land it rests upon. Think about designing your ultimate new home, with all those bells and whistles you've been daydreaming about. Picture a swanky 4 or 5 bedroom residence, complete with an open plan living area, a sleek chef's kitchen that spills onto a deck, home theatre, and a study for those 'work from home' vibes. And, if you want, you could even squeeze in a pool out back, facing northwest to soak in all that sunshine. With an approximate 15.24m frontage, developers may also see potential for multiple dwellings (all subject to council approval). Whether you're a family seeking a brilliant lifestyle or a medical professional working in proximity to the esteemed John Hunter Hospital, New Lambton Heights caters magnificently. Its reputation for peaceful, lush surrounds belies its mere minutes' proximity from bustling shopping hubs, quality schools, and a swift, under-20-minute drive to the heart of Newcastle CBD. Level 758.8sqm landholding with north-west facing backyard. Approximate block dimensions 15.24m / 16.18m X 47.09m / 53.06m In catchment zone for prized New Lambton Heights Infants School, Wallsend South Public, and Lambton High Internal Living Area: 84m<sup>2</sup> External Living Area: 14m<sup>2</sup> Total Living Area: 98m<sup>2</sup> Outgoings: Council Rates: \$2,372 approx. per annum Water Rates: \$923.25 approx. per annum Expected Rental Income: \$450 - \$490 Per Week This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website. Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.