

23 Florida Avenue, New Lambton, NSW 2305

Sold House

Wednesday, 23 August 2023

23 Florida Avenue, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 594 m2

Type: House



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\$875,000

Capturing far-reaching views across the city to the coast this three bedroom home presents as a brilliant entry into coveted New Lambton. Its elevation at the rear captures sparkling by night lights and sea breezes. Ready for you to make it your own with some modern updates, the layout currently features two separate living areas, original kitchen and bathroom spaces, and a garage, carport, and laundry under the home. Set on a generous 594.4sqm block, the backyard invites you to unleash your creativity. Picture extending the home to accommodate your dreams, or perhaps adding a deck for seamless indoor/outdoor living. Or take inspiration from your neighbours to add a pool (all subject to council approval). This home caters perfectly to a range of lifestyles. Whether you're a young family looking for space to grow, a downsizer seeking comfort and convenience, or an astute investor with an eye for potential, this is an opportunity that won't disappoint. Here, you are just 1km from the suburb's loved neighbourhood shops, and cafes, where you will find a local IGA for all your grocery needs, New Lambton Public School, prized for its academic results, as well as St Therese's Primary, and gorgeous boutiques to browse. West Leagues Club, John Hunter Hospital and Blackbutt Reserve are also close by, while the nearby new section of the city by-pass, will on completion, make your daily commute a breeze. - Single level home on 594.4sqm block sits above its garage, carport and laundry - Open plan lounge and dining with a/c and a ceiling fan for climate control - Original kitchen with electric stove - Rear sunroom overlooks backyard and captures fabulous city views to the coast - Three carpeted bedrooms, main with built-in robe, ceiling fan and air-conditioning - Original bathroom with shower over bathtub and separate w/c - 4mins/2km to John Hunter Hospital, 6mins/4km to University of Newcastle - 12mins/6km to Newcastle Interchange, 16mins/8km to Merewether Beach - 15mins/12km to M1 Pacific Motorway and Hunter Expressway* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.