

24 Addison Road, New Lambton, NSW 2305

House For Sale

Thursday, 25 January 2024

24 Addison Road, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1012 m2

Type: House



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Guide \$1,300,000

Nestled in a coveted and quiet no-through road, this mid-century modern family home presents an increasingly rare opportunity to secure a rewarding future right in the heart of New Lambton Village. Whether you choose to reside in the comfortable home or reimagine the potential of the massive 1012m² block (STCA). Set amidst substantial garden surrounds, this brick and tile home offers an immaculate interior, with a sizeable open-plan lounge and dining area and breakfast nook, anchored by the central kitchen – pristinely authentic to its era with warm timber tones. Light-filled spaces and tasteful neutral decor combine to create a warm and inviting atmosphere throughout. This sense of comfort and tranquility extends to the rear balcony, offering a serene retreat for intimate gatherings and lively conversations. It's also the ideal spot to watch the children play in the expansive backyard while enjoying the trilling of birdsong from the nearby reserve. Also on this level, three spacious bedrooms (two of which include built-in robes) create restful retreats, and share a three-way bathroom with bath, shower and separate toilet making bedtime routines a breeze. Downstairs, a generous space with second bathroom and external access creates the perfect haven for teenagers, a versatile work-from-home or hobby area, or the coveted sanctuary of a man cave or she shed. An adjoining double lock up garage and carport takes care of your vehicles while an adjoining laundry adds convenience. Located just a brief stroll from the Village and within the sought-after New Lambton Public and Lambton High school zones, this residence offers all of the convenience of central living. Explore leisurely bushwalks within the 182 acres of Blackbutt Reserve – accessible from the end of your street - or grab your bike for an early morning cycle on the Fernleigh Track. The kids will appreciate the short walk to school and the wide range of parks and playing fields nearby. For shoppers, Westfield Kotara is only minutes away, and it's only a little further to Charlestown Square. This coveted suburb also enjoys easy access to major arterial routes making commuting to work a breeze. Whether you're a growing family in search of abundant space, empty nesters yearning for a secluded garden oasis, or savvy investors aiming to secure a valuable asset in a highly sought-after location, this property offers comfortable, versatile living at a prestigious address. Come and inspect today!

Features include:

- Immaculate mid-century modern brick and tile family home in coveted location.
- 3 sizeable bedrooms, two with built-in robes.
- Open plan living/dining with separate meals area.
- 2 bathrooms, including a 3-way bathroom with bath, shower and separate toilet, and additional downstairs bathroom.
- Tranquil balcony overlooking the sizeable, fenced yard.
- Versatile teenagers retreat, rumpus or work-from-home/hobby area.
- Double lockup garage and carport, separate laundry and under-house storage.
- The massive 1012m² block offers options for a granny flat, development or brand-new luxury home (STCA).

Outgoings: Council Rates: \$3,312 approx. per annum Water Rates: \$811.98 approx. per annum

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