

# 27 Lamb Street, Boolaroo, NSW 2284

## House For Sale

Thursday, 9 May 2024

27 Lamb Street, Boolaroo, NSW 2284

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 622 m2

Type: House



Liam McAlister  
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## Friendly Auction

Auction Location: Fort Scratchley Function Centre | 1/3 Nobbys Road, Newcastle East NSW 2300 Step into a world where space knows no bounds! This master-built Allworth home, nestled in the peaceful Bunderra Estate, offers a sprawling layout with three separate living areas, five bedrooms and three bathrooms, making it a dream come true for growing families. Whether you want more space for your kids to grow, reside close to beautiful Lake Macquarie, or experience the benefits of a location that combines city convenience with lakeside tranquillity, you've found your match. Nestled on a generous 622.4sqm corner block, this home boasts secondary access with double gates leading to a large concrete pad. It's a breeze to park your boat, motorhome, or extra vehicles off the street here. Only four years young, the house radiates contemporary charm. Gather the family for a movie night in the home theatre room, unwind or host friends in the spacious open plan living and dining area, or let the kids delve into books in their own activities corner. Privacy is paramount for both parents and guests with these two bedrooms set away from the social spaces and each featuring an ensuite bathroom. The home is rounded off with ducted air conditioning, elegant plantation shutters, and a stunning island kitchen complete with top-notch appliances and a vast walk-in pantry. With Boolaroo's exciting revitalisation, including the Munibung Road extension and a business park featuring retail giants like Costco and Bunnings, there's no better time to settle in this tranquil lakeside suburb. Relish the lively café culture at Warners Bay or spend quality family time at the expansive Speers Point Park. With endless trails and picnic spots, fabulous dining options, and a plethora of water activities, there's something here for everyone to love.

Single level home c.2020 master built by Allworth Homes on 622.4sqm corner block  
Home theatre room plus spacious open plan family living and dining  
Stunning island kitchen with 900mm gas cooktop, oven and Omega dishwasher  
Five robed bedrooms, master with walk-in robe, two with ensuite bathrooms  
Kids' wing featuring three bedrooms, activities room, full-size family bathroom  
Covered alfresco entertaining area, fenced lawns, dual access for extra parking  
Double auto garage offers the convenience of internal access  
Ducted a/c, security system offers comfort and peace of mind  
Boolaroo Public School – 700m, Lake Macquarie High & St Paul's Catholic College – 5km  
Newcastle Interchange – 16km/30mins, Bar Beach – 17km/32mins

Outgoing: Council Rates: \$2,161.60 approx. per annum  
Water Rates: \$811.98 approx. per annum

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.

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