

# 273 Lambton Road, New Lambton, NSW 2305

## House For Sale

Thursday, 29 February 2024

273 Lambton Road, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 200 m<sup>2</sup>

Type: House



Chasse Ede  
0240814702



Liam McAlister  
0421821902

## Friendly Auction

Step into the epitome of modern living with this sensational two-year-old townhome in the heart of New Lambton. A mere hop, skip, and jump away from the vibrant village shops and cafes, your days will start with the aroma of expertly brewed barista coffee and the ease of picking up your essentials at the local IGA. Your kids will also have footsteps proximity to two of the area's best schools – New Lambton Public and St Therese's Primary. Embrace the luxury of convenience as this dual-level haven unfolds, offering the perfect blend of house-sized proportions and contemporary flair. With 4 bedrooms, 2.5 bathrooms, and 2 separate living areas, there's room for everyone to find their cosy nook. The master bedroom, strategically located on the ground floor with its ensuite, adds an extra touch of practical luxury. Upstairs, discover a haven for the younger ones – a spacious rumpus with a soaring raked ceiling and a private balcony, creating the ultimate kids' retreat. For those who cherish low-maintenance living, the neatly manicured garden and covered alfresco area, complete with a BBQ kitchen and automatic blind, provide a delightful space for entertaining friends and family. Noteworthy features abound, including a laundry that combines ample storage with functionality, a single garage, and an extra parking spot. This contemporary, spacious, and low-maintenance abode is a complete package that ties a bow on your dream lifestyle. Nestled in one of Newcastle's most sought-after suburbs, a mere 6km from the CBD, enjoy the charm of leafy streets, discover hidden gems in local cafes and specialty shops, and relish the village atmosphere. With pristine beaches, the John Hunter Hospital, and Westfield Kotara within easy reach, this property offers a rich and wholesome lifestyle for all ages.

?? Dual level Torrens title townhouse completed 2021 ?? Bright open plan living with hybrid flooring, ducted a/c, custom window furnishings ?? Caesarstone kitchen with large island, Miele gas cooktop, under bench oven, dishwasher ?? Ground floor master bedroom with walk-in robe, ensuite and garden access ?? Three robed bedrooms, main bathroom, second living space and balcony upstairs ?? Covered alfresco entertaining area with BBQ kitchen, bar fridge, electric blind ?? Single garage with internal access plus parking in front ?? Stroll to Wests, McDonald Jones Stadium, eateries, shops and schools

Expected Rental Income: \$950 - \$1,030 per week

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