

293 Lambton Road, New Lambton, NSW 2305

CRAWFORD

House For Sale

Friday, 14 June 2024

293 Lambton Road, New Lambton, NSW 2305

Bedrooms: 3

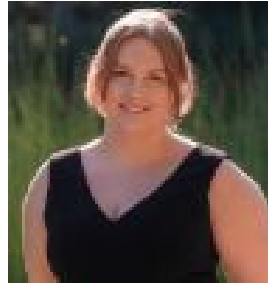
Bathrooms: 2

Parkings: 2

Type: House



Phillip Swan
0478845591



Amy Kerr
0439206268

\$1,050,000 - \$1,150,000

Welcome to an exceptional opportunity! This standalone, two-storey torrens title townhouse is currently thriving as a popular short-term accommodation, offering comfort, convenience, and a touch of luxury for guests. Whether you're seeking a profitable investment or a beautiful place to call home, this property is perfect for you.

Key Features

- **Spacious Driveway and Carport:** The large driveway and carport lead to a single garage with internal access, providing secure and convenient parking. An easy-to-use keypad ensures seamless entry for guests.
- **Compact and Functional Living Area:** The open-plan living space incorporates a cozy lounge, a modern kitchen equipped with gas cooking and a dishwasher, and a dining room perfect for shared meals. The laundry, conveniently located off the kitchen, adds to the home's practicality.
- **Low Maintenance Garden:** Enjoy the outdoors in the low maintenance garden, featuring a powered alfresco dining area ideal for relaxed evenings and gatherings. A large water tank supports sustainable living.
- **Comfortable Bedrooms:** Carpeted stairs lead to three spacious and magnificent bedrooms, all with built-in wardrobes. The master bedroom includes a compact ensuite, while the second bedroom boasts a balcony overlooking the bustling street, adding a vibrant touch to the tranquil retreat.
- **Climate Control:** The upstairs area benefits from zoned ducted air conditioning, ensuring comfort throughout the year.

This low-maintenance townhouse, with its well-thought-out design and prime location, offers a delightful blend of comfort and convenience, making it perfect for short-term accommodation or as a permanent residence. The current use as a holiday house attests to its appeal and functionality, while its features make it equally suitable for family living. Don't miss the opportunity to own this superb property, perfectly suited for generating a steady income stream or establishing a peaceful, beautiful home.

Zoned for Waratah Public School and Callaghan College Waratah Campus. Council rates: \$2,058 per annum approx. Water rates: \$915 per annum approx. Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.