

# 3/11 Kalinda Close, Lambton, NSW 2299



## Sold Duplex/Semi-detached

Friday, 29 September 2023

3/11 Kalinda Close, Lambton, NSW 2299

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached

**\$695,000**

If you are looking for something of generous proportions with its own uniqueness, this loft style townhouse/duplex may very well be the one for you. It has interesting architectural lines throughout which add character and a touch of class to this appealing opportunity. It backs onto a leafy reserve where there is a walking path/cycleway which goes to John Hunter Hospital and Newcastle University. There is a generous loft area which has an ample retreat/rumpus space and a bedroom, a perfect area for a child to create a magical play space or it may appeal to adults as a retreat to getaway and relax. You could probably create a 3rd bedroom space in the loft area if that suited your needs. This duplex has: \* New Split System Air Conditioner in Living \* Generous Open Plan Living/Dining Area opens to new sunny Deck \* Main Bedroom with Built-in Wardrobe \* 2nd Bedroom and an area for Guest Accommodation/Rumpus Upstairs \* Attractive Leafy Good Size Courtyard with established Gardens \* Kitchen, has Corner Pantry, Under Bench & Overhead Cupboards \* Also Plenty of Bench Space, Gas Stove, Rangehood and Dishwasher \* Single Garage, Automatic Door, Internal Access and Storage Area \* Attractive tiled Bathroom with Separate Shower and Bath \* New Gas Hot Water System \* Strata Levy for Administration Fund \$925 p.q. Capital Fund \$75 p.q. \* Newcastle City Council \$422.29 p.q. currently \* Water Rates are \$237.00 p.q. Plus Water Usage This delightful townhouse is one of only four in this small complex, it is in a quiet street and this private back unit which backs onto the reserve, is the largest of the four properties in the complex, being 236sqm with overall square meters of 280sqm. You will notice units 1 and 2 are currently undergoing renovation which is due to be completed in approximately 12 weeks time. This is an ideal location if you wish to be within an easy stroll of Lambton Village shopping and Lambton Park and Pool. Transport is handy and the property is zoned for the popular Lambton Public School and the in demand Lambton High School. Ring or Email anytime to arrange a viewing of this appealing peaceful retreat.