

**3/14a St James Road, New Lambton, NSW 2305**

**Townhouse For Sale**

Friday, 3 November 2023

3/14a St James Road, New Lambton, NSW 2305

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 220 m2**

**Type: Townhouse**



Nate Smith

0400150750

## Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com This stunning townhouse is a hidden treasure laden with high-end finishes, contemporary style and positioned in a fabulous location. Three levels of sublime design and considered attention to detail has resulted in a home that is truly exemplary. This property's facade will immediately capture your attention with its clean lines and beautiful use of textures across three levels. Step inside and the beautiful blend of crisp lines, timber accents and on-trend black continues. A designer kitchen with sleek soft close cabinetry, marble counters, integrated fridge and freezer and Smeg dishwasher is the perfect place to whip up a culinary delight and opens onto the divine dining and living space. This fabulous area in turn flows through stacker doors, past luxe sheer curtains to your second level entertainer's deck. Settle in and sip your morning coffee in the sun here, perhaps after an early morning surf - you are just 10 minutes from Newcastle's beautiful beaches after all. With an entrance tucked away on a quiet street this townhome is still incredibly convenient - just minutes from some of Newcastle's most popular retail and dining precincts and of course our stunning beaches - but is positioned in such a way as to have its rear aspect facing the busier St James' Road. - Do NOT let the street address fool you - this property is tucked away on a private lane with access from Kings Road- Premium three level townhouse - no expense spared in its construction- Two bedrooms positioned on the top level - master with built - in and ensuite, one additional bedrooms with built-ins and air conditioning- Three and a half bathrooms - main, master ensuite, first floor main and powder room- Split systems in all three bedrooms and the main living space, soft carpet underfoot and beautiful engineered timber flooring- Generous built in study nook tucked away upstairs where you will actually get work done- Oversized single garage - super high ceiling for storage of the mountain bikes or stand up paddle board- 6kW solar system installed on roof- 260 metres from Adamstown Station, 10 mins to both Merewether and Bar Beach- 5 mins to Kotara Westfield, 7 mins to The Junction and Beaumont St, 10 mins to Darby St, 13 mins to the CBD Outgoings: Council rates - \$1,634 approx. per annum Strata rates - \$3,702 approx. per annum\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.