

3/165 Kings Road, New Lambton, NSW 2305



Sold Villa

Wednesday, 11 October 2023

3/165 Kings Road, New Lambton, NSW 2305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 164 m2

Type: Villa



Rodney Goodwin
0414392234



Daniel Byrnes

\$605,000

A leisurely 5-minute walk away from New Lambton South Public School and Alder Park, and a mere hop, skip, and jump from Adamstown Station for an easy daily commute, this brick villa presents as an ideal blend of convenience and low maintenance living. This cherished gem, available for the first time in over two decades, welcomes you with its well-thought-out single-level design and easycare courtyard for alfresco enjoyment – making it a superb choice for first home buyers, downsizers and investors alike. Step inside and immediately feel right at home. There's air-conditioning to keep you comfortable, and an electric-fitted kitchen offering all the storage and prep space you will need. Two robed and carpeted bedrooms share a three-way bathroom featuring both a bathtub and shower. A single garage ties the bow. This well-maintained home provides immediate comfort while leaving room for your personal touch. It's a cosy space that's been cared for with attention to detail. You can move in and start enjoying it right away, and at the same time, you have the freedom to make it your own by adding your unique style and preferences. – Small boutique complex of just five tightly held homes – Single garage with auto door – Carpeted lounge and dining room with a/c and ceiling fan – Kitchen with electric stove and plenty of prep and storage space – Two robed and carpeted bedrooms, main with ceiling fan – Three-way bathroom with bathtub and shower – In catchment for New Lambton South Public & Kotara High schools; 1km to St Pius X, 1300m to St. Therese's Primary – 1700m to Westfield Kotara, 4km to John Hunter Hospital – 4.5km to Newcastle Interchange, 7.5km to Merewether Beach

Land rates - \$1524.80 p/a
Strata - \$2000 p/a
Rental Appraisal - \$520 p/w

Contact your Premier agents Rodney Goodwin, Vlado Zvicer or Daniel Byrnes today to secure your inspection before this amazing home is sold.

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 without limitation, any income, rentals, dimensions, areas, zoning and permits.