

31 Carrington Parade, New Lambton, NSW 2305

House For Sale

Wednesday, 12 June 2024

31 Carrington Parade, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 683 m2

Type: House



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Guide \$1,500,000

Occupying a spacious block in one of New Lambton's most coveted streets, this lovingly renovated home remains true to its period origins, while offering a myriad of options to turn a profit or add incredible value to your property portfolio. On a 683sqm mostly level block with a 20m frontage, there are numerous options at play here. With the possibility of building two Torrens Title homes as neighbouring properties have done, its leafy environs offer a promising canvas for your vision (STCA). With excellent tenants in place until January 2025, and the front home fully fenced, you can craft your vision now. Imagine building at the back, landscaping and adding a pool, creating a perfect retreat to enjoy endless summers in the serene, north-facing rear yard. You can build two homes and sell one, boosting your assets while enjoying a brand-new home in a premier suburb. You can also choose to land-bank, considering your options while anticipating further appreciation in property values. While the current home's exterior may seem modest and quaint, stepping inside from the quintessential front porch reveals a cozy haven laden with charm and history, showcasing features from a bygone era. Here, colonial-era tongue and groove boards line the walls and ceilings, while sky-high ceilings, and wide timber floors all speak to a craftsmanship long forgotten. Add to that, an ornate cast iron fireplace with exquisitely carved timber mirrored mantle, a period front door with transom window and vintage coloured glass, and you'll feel embraced by this home's warmth and personality. While you're enjoying the period charm, you can revel in the contemporary appointments as well. Three spacious bedrooms all include fans and ducted air-conditioning, while the spacious lounge includes its own split system AC and boasts ample space for entertaining or family movie nights. Renovations at the rear include a generous, contemporary, stone-topped kitchen with adjoining dining. Additionally, a fitted laundry with stone benchtops and storage sits alongside a modern bathroom with separate shower, and luxe free-standing bath from which you can soak up the bubbles (while enjoying bubbles of a different kind). Outside, a warm, sunny north-east facing backyard in the cottage's environs includes a mix of paving and lawns – fully fenced and offering plenty of room for the kids and pets to play. New Lambton is absolutely humming with activity, with homes on large blocks getting snapped up for their development potential, and existing homes being beautified to match. Carrington Parade is a highly sought after street, where homes seldom come up for sale. It's a very popular choice for young families and professionals and it's no wonder why. With its quiet, friendly neighbourhood peppered with parks, a lush bushland reserve, excellent schools, and a super central location from which beaches, the lake, fabulous restaurants, and nightlife are all easily accessible, this home offers an idyllic lifestyle. Head down to the Duke for a drink and a catch-up with your mates – it's just a stone's throw to the Village. Westfield Kotara and Charlestown Square are mere minutes away, and this address also enjoys proximity to buses and two train stations, as well as seamless access to major arterial routes. Features include:

- The perfect package, renovated character home with dual occupancy potential (STCA) with fastidious tenants in place paying \$700 per week until January 2025.
- Currently configured as a cottage with own fenced yard at the front, and a rear block awaiting further development.
- Create two Torrens Title homes, build a duplex, or build at the back and add a pool, or add further value to the existing home. Its 20m frontage lends itself to numerous options (STCA).
- The cottage contains a large living room with split system air-conditioning, character-filled and showcasing a cast iron fireplace with carved timber mirrored mantle.
- Glossy contemporary kitchen, featuring stone benchtops, gas appliances, Bosch dishwasher and undermount sink adjacent to a separate sun-filled dining.
- Three large bedrooms (including a mammoth master) all featuring lovely tongue and groove walls and ceilings, as well as the modern additions of ducted air-conditioning and ceiling fans.
- Elegant main bathroom with luxe free-standing bath, shower with dual shower-heads and large vanity.
- Good-sized fitted laundry with stone benchtops and plenty of cupboard space.
- Exclusive address in family-friendly location within a short distance of major arterial routes via the nearby bypass.

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