

31 Charlton Street, Lambton, NSW 2299

Duplex/Semi-detached For Sale

Saturday, 9 December 2023



31 Charlton Street, Lambton, NSW 2299

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m2

Type:

Duplex/Semi-detached



Thomas Hook
0249748900



Ben Jarvis
0249748900

\$900,000 - \$950,000

Step into the epitome of modern design and comfort with this brand-new Torrens title duplex, spanning two light-filled levels on a low-maintenance north-facing block. The open-plan layout, accentuated by a soaring 3.4m ceiling, creates an expansive and airy atmosphere that immediately captivates. The crisp white colour palette paired with engineered timber floors exudes a cool coastal vibe, effortlessly ushering you into a state of relaxation. The contemporary Caesarstone kitchen takes centre stage on the ground floor, boasting gas cooking and an inviting island bench. This culinary hub seamlessly connects you with the family, making it the perfect spot for casual catch ups and leisurely cups of tea. The covered alfresco area and landscaped yard beckon for outdoor dining and relaxation, offering a peaceful backdrop of leafy views accompanied by the soothing melody of birdsong. Venture upstairs, where three robed bedrooms await, accompanied by two stylish shower bathrooms featuring sleek black tapware and stone vanities. Bid farewell to school traffic chaos, as a mere 450m stroll lands you at Lambton Public School. Within a leisurely 10-minute walk, discover the charm of Elder Street's shops, cafes, restaurants, and corner pubs. For those seeking a bit more adventure, Lambton Park and pool are also close by. Opt for an 11-minute bush bike ride or a 6 minute drive to reach John Hunter Hospital. Just a breezy 15-minute drive from the heart of our stunning coastal city and its beautiful beaches, this gorgeous home seamlessly blends modern living with convenience and leisure.- Single garage with internal access plus parking for a second car in front- Ducted air-conditioning keeps things comfortable year round- Sky-lit open plan living with 11ft ceiling enhancing the sense of space- Caesarstone island kitchen with gas cooktop, wall oven, dishwasher- Covered alfresco entertaining area overlooks landscaped garden- Three robed and carpeted bedrooms served by master ensuite bathroom- Handy third w/c on ground floor, laundry discreetly tucked away in garage- 2.3km to Lambton High School, 5km to Westfield Kotara, 11km to Warners Bay on the shores of Lake Macquarie*approximates only(We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)