

# 352 Newcastle Road, North Lambton, NSW 2299

## Sold Residential Land

Wednesday, 11 October 2023

352 Newcastle Road, North Lambton, NSW 2299

Area: 324 m2

Type: Residential Land



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**\$315,000**

Unlock the door to endless possibilities with this vacant block of land allowing you to embark on the exciting journey of crafting a home that perfectly mirrors your family's lifestyle. Whether you opt for a one or two-storey design, the 324.6sqm canvas of potential provides the freedom to tailor your dream home to suit your unique preferences. The north-facing rear opens a plethora of opportunities for natural light and energy efficiency, allowing you to embrace sustainable design principles. Choose the number of bedrooms and bathrooms that align with your family's needs, creating a harmonious balance between space and intimacy. The 9.24m frontage offers versatility in architectural layouts, while the easement off Dent Street ensures convenient parking solutions, enhancing the functionality of your envisioned dwelling. This super central location is a mere 8-minute drive from John Hunter Hospital, and 15 minutes to Newcastle CBD and beaches in one direction and the M1 and Hunter Expressway in the other. Immediate accessibility to Lambton Public School and the Jesmond bike path enhances the lifestyle. Enjoy a stroll to Lambton Park, exploring the offerings of Elder Street along the way, which boasts coffee shops, casual dining, and shopping opportunities. The upcoming Jesmond – Rankin Park extension of the city bypass promises relief from traffic congestion in the area. - 324.6sqm block with approximate dimensions of 9.24m x 35.1m- All building work is subject to approval from Newcastle City council- Vacant blocks of land are rare in this neighbourhood- Zoned Lambton Public and Lambton High schools, Just 190m to St John's Primary- 10km/13 mins to Warners Bay lake foreshore- 2.8km/5 mins to University of Newcastle

Outgoings: Council Rates: \$2,120.00 approx. per annum

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