

**36 High Street, North Lambton, NSW 2299**



**Sold House**

Thursday, 2 November 2023

36 High Street, North Lambton, NSW 2299

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Donna Spillane



Isaac Johnson  
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**\$940,000**

This delightful 2 bedroom plus study home is conveniently situated, and elevated to enjoy a bright aspect and cooling breezes. Tastefully renovated throughout within the last four years, the home has been modernised whilst maintaining its original character. Hardwood flooring has below-floor insulation to maximise energy savings and comfort, while the bedrooms feature pure wool carpet. The newly renovated bathroom is perfectly designed, as is the kitchen, including gas stove, integrated oven and new dishwasher. There is great storage throughout the property including built-in robes, a linen press and pantry, a European laundry, fitted shelving to the study, plus a large single bay garage with workshop bench and storage mezzanine. A sensational undercover outdoor entertaining space takes full advantage of the large, north-facing back garden, which enjoys easy rear access via double gates. Set on over 550m<sup>2</sup> there is ample room for gardening, children's play, a pool, granny flat or addition. The gardens are beautifully maintained, providing a private green oasis just a short stroll from the parks and cafes of Lambton.\* Classic and classy weatherboard home stylishly renovated\* Two large bedrooms with built-in robes plus additional storage throughout\* Light filled study overlooking the rear garden, perfect for remote working\* Gas log fireplace in the lounge room for cosy winter evenings\* Refurbished, insulated original hardwood timber flooring \* Large, secure garden with rear access and oversized single garage\* New dishwasher and range hood, with gas stove and integrated oven\* Rheem instant gas hot water system and automated garden irrigation system Council rates: \$517 p/qtr Water rates: \$268 p/qtr