

38 Holly Circuit, New Lambton Heights, NSW 2305

House For Sale

Tuesday, 6 February 2024

38 Holly Circuit, New Lambton Heights, NSW 2305

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 634 m2

Type: House



Russell Dawson
0249260600



Mat Harris
0249260600

Guide \$1,080,000 - \$1,120,000

Nestled in the tightly held enclave of New Lambton Heights, where the surrounding bushland echoes with cheerful bellbird song, you will discover a family home distilling the essence of comfortable and stylish family living. Revealing multiple free-flowing living zones, a spacious lounge, dining and living, culminating in a spectacular, enclosed entertainment room. This space isn't just roomy – it's a haven that effortlessly transforms into the perfect venue for gatherings, be it a cozy family get-together or a lively party, sheltered from the elements. At the heart of these bountiful living spaces lies a spacious, stone-topped kitchen – an ideal hub for the pulse of family life. Boasting abundant storage for effortless organisation, this culinary haven is also equipped with sleek stainless-steel appliances and stone benchtops, including a spacious breakfast bar. Incorporating four well-appointed bedrooms with fans and built-in robes, the true pièce de résistance lies within the master suite – a private sanctuary featuring a spacious ensuite, convenient walk-through robes, and an adjoining private retreat. This luxurious combination forms an idyllic haven, providing busy parents with the perfect escape to unwind and luxuriate in well-deserved respite from the demands of family life. Two further bathrooms include a main bathroom with luxe free-standing bath and shower, and for convenience, an additional bathroom on the lower level. Additional comforts include ducted air-conditioning for year-round climate comfort, complemented by the timeless elegance of plantation shutters and highly-polished timber floors. Surrounded by mature landscapes, this elevated property harmoniously combines lush lawned areas with established gardens, offering a blend of tranquillity and natural beauty. Multiple seating zones beckon, providing peaceful, leafy vistas over the district. The automatic garage, featuring convenient drive-through access and a workshop, enhances the practicality of this already well-equipped home. Nestled in a quiet, leafy enclave, this residence is zoned for Wallsend South Public School and the prestigious Lambton High School. It also enjoys seamless access to Newcastle's premier shopping precincts and the John Hunter Hospital. Searching for the epitome of family-friendly living with ample space, timeless style, and an ambience conducive to both relaxation and entertaining? Then come and discover how easy family living could be, in this sublime family home.

Features include:- Brick and tile family home located in the sought-after enclave of New Lambton Heights.- Multiple free-flowing living zones, including a spacious lounge, dining, and an enclosed entertainment room.- Spacious, stone-topped kitchen with abundant storage, sleek stainless-steel appliances, and a breakfast bar.- Four well-appointed bedrooms with fans and built-in robes, with the master suite offering a private sanctuary with an ensuite, walk-through robes, and an adjoining private retreat.- Three bathrooms include a large ensuite, main bathroom with free standing bath and shower and separate toilet, and downstairs bathroom with shower. - Ducted air-conditioning provides year-round climate comfort, complemented by plantation shutters and highly-polished timber floors for timeless elegance.- The property boasts mature landscapes, combining lush lawned areas with established gardens, with multiple seating areas showcasing leafy district views.- Remote double garage with convenient drive-through access, downstairs laundry and drying area plus a well-equipped workshop and underhouse storage. - Zoned for Wallsend South Public School and Lambton High School with seamless access to Newcastle's premier shopping precincts and the John Hunter Hospital.

Outgoings: Council Rate: \$2,292.52 approx per annum Water Rate: \$908.22 approx per annum

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