

3A Grand Valley Way, New Lambton Heights, NSW 2305

House For Sale

Wednesday, 18 October 2023

3A Grand Valley Way, New Lambton Heights, NSW 2305

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Amanda Reid
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Friendly Auction Guide \$950,000

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com This divine Montgomery home has been designed for the modern family, to take advantage of its bush views and to optimise this elevated block in the hills of the elite suburb of New Lambton Heights. With stylish inclusions and a modern coastal vibe this home is sumptuous, flows beautifully and makes for easy but luxurious family living. With commanding views and street presence this expansive home includes 5 bedrooms, 2 separate living spaces, a study and a media room. Everyone will have their own space but there are also plenty of places for the family to come together – whether it be gathered around the Caesarstone kitchen island, lounging in one of the serene living spaces or watching a favourite movie in the media room. The open plan living/dining/kitchen flows onto the back porch. The exterior landscaping is a blank canvass – just waiting for you to create your own external paradise only limited by your imagination, foundations are already in place for a plunge pool! The contemporary kitchen boasts a large walk in pantry, subway tiles and top of the range ILVE appliances which add superior function to an aesthetically beautiful kitchen. The elegant master bedroom features his and hers walk-in robes and resort style bathrooms boast trendy Italian-made tiles in honeycomb and Moroccan style, a divine soak in tub, and floating timber vanities. The beauty of this home is undeniable but this property also boasts a highly sought after address in a peaceful and private enclave of New Lambton Heights. This home is situated equidistant from both Charlestown Square and Westfield Kotara – just 10 minutes from both. - Huge 5 bedroom + study + media room home with 2 separate living spaces- Master bedrooms possesses his and hers walk in robes, the second bedroom has a large step in closet and the remaining 3 bedrooms have standard built ins- 2 sumptuous full bathrooms and additional powder room- Plantation shutters, quality super-soft carpets underfoot and stunning spotted gum timber flooring- Zoned ducted air conditioning, statement light fixtures and front balcony with tree top views- Foundations in place for plunge pool - Two car garage and abundant storage – standard linen cupboard, additional walk in linen and more storage in the over-sized laundry- Zoned to the ever popular Wallsend South Public and Lambton High Schools Outgoings: Council Rates: \$1,830 Approx. per annum Water Rates: \$858 Approx. per annum Community Title Rates: \$722 Approx. per annum This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction: see each report for details. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.*** Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.