

# 4 Fourth Street, North Lambton, NSW 2299

## Sold House

Wednesday, 20 March 2024

4 Fourth Street, North Lambton, NSW 2299

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House



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**\$1,015,000**

This charming home is positioned in a quiet, family-friendly pocket of North Lambton. Offering charm and appeal from the moment you arrive, this three-bedroom, weatherboard home offers quality comfort, while providing additional space for growing families benefitting from a fully self-contained granny flat. The perfect space for a teenage retreat, or those who may want to lease separately to generate an extra income. As you approach and pass the white electric gate, you'll enter via the side entrance and be greeted by an inviting living and dining room with polished timber floorboards underfoot. Adjacent to the living area are two bedrooms positioned at the front of the home. Both feature built-in mirrored robes, and one features a lovely built-in study nook; perfect for the kids to do their homework. The modern bathroom features a shower and stylish vanity being positioned to the right of the entry, along with the third bedroom. Make your way through the living area to the inviting contemporary style kitchen featuring gas cooking, a dishwasher, stone bench tops and a large breakfast bar area. A built-in pantry cupboard is positioned next to the large laundry with stylish splash back, overhead storage cupboards and additional WC. As you step outside, car enthusiasts will be drawn to the expansive over-sized garage accompanied by a fully, self-contained granny flat. Complete with air-conditioning, the studio-style flat features an open plan bedroom and living area, modern kitchenette with electric cooktop and bathroom with shower and WC. Head back outside to see a good-sized grassed area for the kids and pets to comfortably play, and a built in BBQ area – ideal for entertaining in the undercover pergola. The wide driveway leads all the way to the backyard, allowing for additional off-street parking with ample room to store your cars, trailers or simply a space to utilise as a workshop or to cater for your storage needs. You'll have all the modern extras including downlights and ducted air-conditioning throughout the home plus security intercom at the front gate. Situated on a 443sqm block, the prime North Lambton position provides you within commute to the Newcastle University, both the John Hunter and Mater Hospitals, Lambton Park, quality schools and 8.6km from the city of Newcastle.

- Contemporary kitchen complete with white cabinetry, stone benches, gas cooking, dishwasher and built-in wine storage above the fridge
- Inviting and comfortable lounge and dining area
- Three sizeable bedrooms – all with mirrored built in mirrored robes and plantation shutters
- Second bedroom features built-in study nook
- Ducted air-conditioning throughout
- Fully, self-contained granny flat with modern kitchenette and bathroom
- 5m wide x 3.3m high oversized double garage with high ceilings and ample room for a separate workshop, loft storage area, cars and trailers
- Currently returning \$850 per week
- Potentially generate extra income by leasing the granny flat

Outgoings: Water rates: \$908.22 approx per annum Council rates: \$3,842.28 approx per annum

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