

40 Marshall Street, New Lambton Heights, NSW 2305



House For Sale

Wednesday, 29 May 2024

40 Marshall Street, New Lambton Heights, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1903 m2

Type: House



Murdoch Property
0447555514

Guide \$1,450,000 - \$1,550,000

Discover this spacious four-bedroom, two-bathroom family residence, complete with a self-contained one-bedroom granny flat-all under one roof! Nestled on a generous 1903 sqm block brimming with possibilities, this property promises a future as vast as your imagination. Today, the home welcomes you with comfort and space, featuring two distinct living spaces and an original electric-equipped kitchen at its heart. A recent modern update to one of the bathrooms adds a touch of contemporary flair, yet the true potential lies in what you can dream up next. Whether it's further personal touches to the interiors or expansive renovations, the opportunities are limitless. The additional granny flat is an ideal setup for your multi-generational family needs, guests, or tenants. It offers privacy and independence, perfect for older relatives, adult children saving for their own place, or even as a rental opportunity. Think big with the nearly half-acre block. Take a cue from next door and consider the possibilities like subdividing the block or adding another dwelling (STCA) to maximize your investment. Location is everything, and this home is perfectly placed within the catchment for top-rated schools including New Lambton Heights Infants School, Wallsend South Public School, and Lambton High. It's just a short drive to the Blackbutt Reserve - ideal for family outings, and John Hunter Hospital. Plus, shopping is a breeze with Westfield Kotara and Charlestown Square nearby. Commuters will also relish easy access to the bypass. - Dual level brick and tile family home on gently sloping 1903sqm block- Approximate block dimensions of 18.29m X 104.34, zoned R2, established gardens- Formal lounge and dining with timber floors- Family room with a/c and winter fire backdropped by leafy views- Four bedrooms served by two bathrooms, one fully renovated with ensuite access- Internal access to self-contained one bedroom granny flat with kitchen and bathroom- Large tandem car garage, multi-vehicle extra parking in driveway- 8km/15mins drive to Newcastle city centre, 11km/20mins to Merewether Beach and M1Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.