

45 Marshall Street, New Lambton Heights, NSW 2305

CRAWFORD

Sold House

Thursday, 29 February 2024

45 Marshall Street, New Lambton Heights, NSW 2305

Bedrooms: 3

Bathrooms: 2

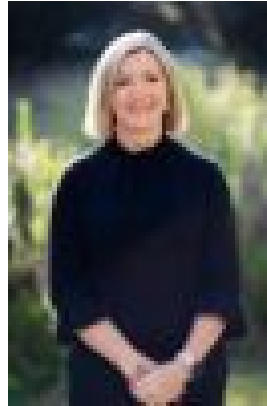
Parkings: 2

Area: 758 m²

Type: House



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\$1,100,000

This absolute charmingly appealing home creates a peaceful family retreat, nestled within beautiful gardens in a quiet, tree lined Marshall street. This property comes with some amazing history initially built in 1969 with the home being loved by one family with the name Marshall in their bloodline. Marshall Street was aptly named in 1937, named after James Gordon Marshall. Step inside and discover an abundance of space with multiple options for living. Choose from the upper lounge room with featured mantel, chandelier lighting and covered balcony with views to Mt Sugarloaf or 2nd living room with reverse cycle air conditioning, plenty of floor to ceiling storage or the sunny north west facing sunroom perfect for soaking up the sun in those cooler months. A heart-of-the-home kitchen featuring 4 burner gas stove top, gas wall oven, plenty of cupboard storage and large breakfast bar, making meal preparation a breeze. All 3 bedrooms offer built in wardrobes, 2 bedrooms include their own reverse cycle air conditioners. Well looked after bathroom with separate shower, bath and separate powder room. Highlights of this property include: - 2nd bathroom with separate shower and W/c - Additional study or home office brilliant for those working from home - An abundance of storage throughout, great for keeping the home uncluttered. - Double garage with space for workshop area and convenient internal access. - A well landscaped fully fenced yard also adds to this homes appeal with clipped hedges, mature plants and great sized lock up shed. From here you can easily access Westfield Kotara, Charlestown Square, Medical staff from nearby John Hunter Hospital will love the quick commute to work. It's approx. 10km to the M1 and Hunter Expressway, Newcastle City Centre and the amazing beaches Newcastle is famous for. Zoned for New Lambton Heights Infants School for Kindergarten to Year 2, Wallsend South Public School for Kindergarten to Year 6 and the much sought after Lambton High School for Years 7 - 12. Council Rates; \$2516 approx pa. Water Rates; \$915 approx pa. This Property is being Auctioned on Saturday 23rd March 2024. Phone Phillip Swan on 0478 845 591 to arrange your inspection. Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.