

47 Cockburn Lane, Lambton, NSW 2299



Sold House

Sunday, 25 February 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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\$1,050,000

This exceptionally spacious custom-built home has got all the modern vibes without the high-maintenance headaches. Tucked away in a quiet laneway in Lambton, it's a hop, skip, and a jump from all the family-friendly fun this suburb has to offer. Picture easy morning coffee runs, regular meals out, boutique shopping, live music, and even your medical appointments – all just a leisurely stroll away. Or switch gears and hit up Lambton Park and pool for a day of kid-approved adventures. Plus, Cockburn Lane sneaks into the prized New Lambton Public School zone and is just 500m from Lambton High. Step inside, and you'll feel the roomy vibes immediately. The open plan living area boasts high-quality hybrid flooring, and the kitchen is fitted with stone countertops, abundant storage, and Fisher & Paykel appliances. Stay cool with the AC, and the three bedrooms are exceptionally spacious each decked out with either a built-in or walk-in robe. The garage has your back with inside access plus a bonus parking spot out front. Don't forget the covered alfresco area for all your outdoor relaxation and entertaining. In just a short 15-minute drive, you can reach the bustling heart of Newcastle CBD or one of the city's renowned beaches. This location also places you centrally between the city's two major hospitals and in proximity to the University of Newcastle. This home offers not just a place to live but a lifestyle to love. - Single level home on exceptionally low maintenance laneway block, completed June 2021- 2700mm high ceilings with 5-step cornices enhance the sense of space- Plantation shutters throughout- Caesarstone island kitchen with gas cooktop, wall oven, dishwasher- Single auto garage with internal access, plus extra parking in front- Three large robed and carpeted bedrooms, main with walk-in robe and ensuite - Fully tiled main bathroom with bathtub and shower- 1.7km to New Lambton Public School, 500m to Lambton High, 2km to St Therese's- 4.5km/10mins to Newcastle CBD, 12km/15mins to M1 and Hunter Expressway Outgoings: Council: *\$2,160pa Water: *\$915pa + usage* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)