

**49 Chilcott Street, Lambton, NSW 2299**



**Sold House**

Saturday, 2 March 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 596 m2**

**Type: House**



Peter Aloupis  
0249261188



Cassandra Orford  
0249261188

**\$1,240,000**

Infused with a beautiful blend of modern and traditional charm, this elevated bungalow is ready for new memories to be made here. North-facing, natural light flows effortlessly into a spacious living area, making this a sweet sunlit retreat. Separate living and dining zones are also featured, while cooking is a joy in the renovated kitchen. A contemporary main bathroom services three bedrooms, plus take advantage of dual living, with a self-contained 1 bed, 1 bath granny flat at the rear. Outdoors, entertain guests on the all-weather alfresco deck, relax in the spa, or flex your green thumb in the easy-care gardens. The front deck is great for catching breezes, plus the home boasts handy side lane access and a powerful 10kW solar system. Supremely central, this location is hard to beat. Stroll to Elder Street to sample delicious eateries or enjoy a night out at legendary Lizotte's, a mere 750m from your front door. Schools, childcare and parks are also within walking distance, plus John Hunter Hospital, Jesmond Central and McDonald Jones Stadium are within approx. 2.5km. Factor in the proximity to Newcastle University, Entertainment Centre and beaches and you're set for a taste of the good life. Inspect today!

**Property Specifications:-** Elevated, north-facing bungalow infused with modern and traditional charm- Dual living opportunity on a 594m<sup>2</sup> corner block - Renovated kitchen with shaker profile cabinetry- Formal lounge and dining separated by a brick archway - Spacious living area boasts a wall of glazing, inviting in abundant sunshine- Three bedrooms, including a light, bright master suite with built-in storage - Study plus a storeroom- Contemporary main bathroom - One bed, one bath granny flat with kitchenette, living area, and alfresco area- All-weather alfresco deck with spa, overlooks the easy-care backyard and gardens- Front deck, perfect for catching breezes- Single garage, driveway parking plus a caravan/boat parking pad- Side lane access to the granny flat and backyard- Ducted air-conditioning - 10kw solar- Supremely central location, walk to schools, shops, parks, restaurants and cafes- John Hunter Hospital, Jesmond Central and McDonald Jones Stadium within 2.5km- 3km to Newcastle University, 8km to Merewether Beach