

51A Fairfield Avenue, New Lambton, NSW 2305

House For Sale

Thursday, 21 December 2023

51A Fairfield Avenue, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 315 m2

Type: House



Chasse Ede
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\$950,000 Forthcoming Auction

Inspection By Registration Step into the perfect blend of contemporary style and absolute convenience with this stunning two-year-old home. Nestled in a prime location within walking distance to the school, park, and Adamstown train station, this dual-level gem is poised to appeal to many. Tucked away at the rear of the block, peace and privacy reign supreme in this three-bedroom, two-bathroom haven, catering to the needs of 21st-century families. The bright open-plan design plus that all-important second living area upstairs, ensures every box on your wish list is confidently checked. Indulge in the comfort of ducted air conditioning, enjoy the sophistication of the Smartstone kitchen adorned with top-notch Smeg appliances, and experience the joy of outdoor entertaining on the covered alfresco – a triple tick of approval! Discover thoughtful details like the servery window and bar connecting the kitchen to the alfresco and the convenience of a third toilet on the ground floor, complemented by internal access to the garage, making this home a true standout. Not to be overlooked, the block is exceptionally low maintenance adding to the allure. A leisurely stroll takes you to Alder Park and New Lambton South Public School, placing you right in the heart of the vibrant community. With Westfield Kotara merely a two-minute drive away and John Hunter Hospital within a five-minute reach, the urban conveniences are at your fingertips. For those craving nightlife, sun and sand, the beach and CBD are a mere 10 minutes from your doorstep.

Contemporary dual level home completed 2021 on low maintenance block Open plan living with quality oak floating floors, carpeted rumpus upstairs Smartstone kitchen with ceramic cooktop, electric oven and dishwasher Servery bar connects kitchen to tiled alfresco entertaining area with ceiling fan Powder room, huge storage under the stairs Internal access from the single remote garage, which houses a European laundry Second open car space on title Three generously sized robed bedrooms, master with walk-in robe and ensuite Full size main bathroom with bathtub and shower Ducted a/c keeps things comfortable year round Private and direct access to rear bike and pedestrian laneway 500m to New Lambton South Public School, 1.4km to St Pius X, 2km to HSPA, 2.4km to Kotara High 750m to Adamstown Station, 2km to McDonald Jones Stadium, 5km to Newcastle CBD Outgoings: Council Rates: \$2,116 approx. per annum Water Rates: \$923.25 approx. per annum Current Rental Income: \$800 per week till 13/2/2024 Estimated Rental Return: \$800 - \$850 per week This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website. *** Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.