

# 54 Addison Road, New Lambton, NSW 2305

## Sold House

Sunday, 12 November 2023

54 Addison Road, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1992 m2

Type: House



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## Contact agent

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Inspect via Registration Saturday This multi-award-winning abode unfolds as a secluded haven, seamlessly blending impeccable design with the serene ambiance of a tranquil retreat. Lush gardens, enchanting rainforest views, and the melodic sound of birdsong craft a space where nature intertwines with every corner of the home. Completed in 2017, this bespoke residence was meticulously designed on 1992sqm to bask in the warmth of northern sunlight, enveloping every living space in its gentle glow. Ingeniously relying on the lush embrace of existing gardens for privacy, the result is a secluded compound, inviting the family into a haven of unparalleled tranquillity. As you enter the property, a beautiful natural water course guides you, the driveway winding gracefully towards a three-car garage. Embark on a journey of discovery as raised boardwalks wind through the gardens, imparting a sense of adventure and mystery. On arrival at the residence, you'll discover an architectural ode to Californian Desert Modernism. Tall palm trees sway gracefully above, complementing flat, unobtrusive roof lines, a sunken dining room, and a single-level indoor-outdoor living space seamlessly connecting to a 7.5m swimming pool, and a barbecue entertaining area, creating an oasis of luxury. The split-level design boasts four bedrooms, three bathrooms, a home office area, spacious rumpus room, and a temperature controlled wine cellar. The central floor unveils an expansive open-plan living area seamlessly integrated with a stunning island kitchen and butler's pantry. Purposefully arranged, the formal dining space, master ensuite, and media room converge to direct attention toward the captivating tapestry of adjacent tropical gardens. Finished to perfection, this one-of-a-kind home conceals a myriad of features that only a visit will fully uncover, including: Fully gated property with automatic gates, keyless entry to home and garage Full security system including cameras and alarm Extensive off-street parking with room for boat or caravan 10kw LG Solar panels (30 panels), concealed water tanks for garden water systems Underfloor heating to all bathrooms, kitchen & lounge room, heated towel racks 1,700 bottle climate controlled insulated cellar with thermal glass door plus tasting room Double sided gas fireplace separating the living and formal dining space Island kitchen stone benches, integrated dishwasher, combi/microwave, induction cooktop, electric oven, butler's pantry with room for second fridge Royal oak roof cladding extends from the indoor living areas to the external areas Alfresco entertaining area with BBQ kitchen, wine fridge, and wood fireplace Luxurious master ensuite with free-standing bath and double shower Compass 7.5m pool with inbuilt cleaning system Ducted A/C with 7 zones, fan to all bedrooms, meals and outdoor living areas Location Positioned in a quiet cul-de-sac with direct access to Blackbutt Reserve and just 5km from Newcastle CBD and the city's glorious beaches, the brilliant location of this home cannot be overstated. Medical staff from nearby John Hunter Hospital will appreciate the 8 minute drive to work, while it's a 750m stroll to prized New Lambton Public School and a little further to St Therese's Primary and Lambton High. You'll love the convenience of having the suburb's two shopping strips within walking distance so that you can choose a different café each day for your morning latte or make a quick dash to the local IGA for some groceries. The area is also known for its leafy parks, and proximity to Westfield Kotara and McDonald Jones Stadium. This residence isn't just a home; it's an invitation to a life of unparalleled tranquillity, surrounded by the beauty of nature and the luxury of meticulously crafted design.

Outgoings: Council Rates: \$3,760 approx. per annum Water Rates: \$923.25 approx. per annum Estimated Rental Return: \$2,000 - \$2,200 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

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