

**56A Hill Street, North Lambton, NSW 2299**



**Sold House**

Thursday, 22 February 2024

56A Hill Street, North Lambton, NSW 2299

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 335 m2**

**Type: House**



Sue Odgers

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## Contact agent

Relax and enjoy the expansive outlook from this very comfortable 2 bedroom home. From the Living Room, Main Bedroom and verandah, you can take in the twinkling lights and starry skies of an evening. The sunroom at the back makes a great hobby room or could accommodate guests when needed. The modern kitchen is well equipped and has a Dishwasher and Gas Cook-top. The landscaped grounds and gardens are very well tended and provide a great area to have a get together around the BBQ. This location is only minutes away from Lambton Public School, Lambton shopping Village and the lovely Lambton Park and Pool. This home has: \* Entry Hallway. \* 2 Double Size Bedrooms. \* Lounge Room with lovely view. \* Split System Air Conditioning in living area. \* Modern Kitchen with overhead and under-bench cupboards, double door pantry, gas cook-top, rangehood, under-bench oven, double door pantry, dishwasher. \* Dining area off kitchen. \* Tiled Bathroom with nice deep Bath, separate shower recess and vanity. \* Toilet is separate off the Laundry. \* Sunroom opens to yard. \* Internal Laundry. \* Front Verandah. \* Garage Under. \* Extra Parking space for Boat or Trailer. \* Storage Under. \* Landscaped back yard. Newcastle City Council Rates are currently \$2248 per annum. Hunter Water Rates are approximately \$922 per annum plus water usage. There is currently a very good tenant at the property who has been there since March 2020 and looks after the house, grounds and gardens like they are her own. This home is conveniently close to John Hunter Hospital and Newcastle University. Westfield Kotara and Charlestown Square shopping centres are only a short drive away. Just drive down to Newcastle Road and go left to the CBD or turn right to access the link road. This home is definitely, well worth inspecting if you are looking for an investment property or a tidy first home. Just email or ring to arrange a viewing time for a private inspection. Pest and Building reports are available on request.