

58 Station Lane, Lochinvar, NSW 2321

Sold House

Tuesday, 5 March 2024

58 Station Lane, Lochinvar, NSW 2321

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 2436 m2

Type: House



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\$998,000

Welcome to 58 Station Lane in Lochinvar, this property stands as a golden opportunity for savvy investors and homebuyers alike. Boasting a coveted corner block, there are two separate dwellings on the land, both currently tenanted, making it an attractive long-term investment allowing for immediate rental income. The options are endless at this wonderful block as it could also allow a family to occupy one dwelling whilst receiving income from the other dwelling. Nestled at 58 Station Lane sits a spacious cottage home, perfect for the growing family. As you approach, you're greeted by the inviting wrap-around timber porch, offering the perfect spot to enjoy tranquil mornings or sunset views. Constructed with a blend of weatherboard and galvanised iron roofing, the home exudes rustic charm. Stepping inside you are welcomed by the spacious hallway complimented by the high ceilings and stunning timber floorboards. The spacious open plan living and dining area provide ample room for relaxation and entertainment for the kids and family. The kitchen boasts 40mm laminate benchtops, ample cabinetry and quality Westinghouse appliances including a four-burner gas cooktop. With three bedrooms, two with built-in robes, ceiling fans, and plush carpet underfoot, and the third bedroom opening onto the porch, this home offers ample room for the growing family. Additional comforts include instant gas hot water, a split-system AC in the living room, and a freestanding combustion fireplace, perfect for cozy winter evenings. Outside, a sprawling grassed yard awaits, providing plenty of space for children and pets to play freely. Plus enjoy an additional separate fenced paddock, ideal for pets or chickens, etc. A freestanding double garage with an attached carport offers secure parking and storage space. Located at 58A Station Lane is a charming home boasting two bedrooms, one equipped with a ceiling fan for added comfort, and a well-appointed bathroom. The kitchen provides a functional space and connects to the covered porch, offering a lovely spot to unwind. Moving outdoors you will find tropical landscaping and the convenience of a carport. An added bonus, this property comes with a DA-approved subdivision, allowing for the creation of three separate lots. Beyond the property's boundaries, Lochinvar is home to quality schooling including St Nicholas Early Education, Lochinvar Public School, St. Patrick's Primary School and St Joseph's College, all within walking distance just 2-minutes away, along with Lochinvar pub, convenience stores, sporting fields and a huge amount of development planned for this area. You are also 10 minutes to Maitland CBD, 20 minutes to the Hunter Valley's beautiful Vineyards and 40 minutes into Newcastle CBD. These blocks with such potential are extremely hard to find so don't miss out, contact your team at Clarke & Co today for your site information.

Outgoings:
Council Rate: \$2,856 approx. per annum
Water Rate: \$811.98 approx. per annum
Rental Return: 58 - \$580 approx. per week
Rental Return: 58a Granny Flat - \$350 approx. per week

Why you'll love where you live;- Located just 20 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 10 minutes to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- Minutes to Homemakers centres, 3 major supermarkets, sporting fields, bowling clubs, pubs, restaurants etc.- 2 mins to the renowned St Joseph's College & St Patrick's Primary school Lochinvar.- 40 mins to Newcastle CBD & beautiful beaches.- 20 mins to the Hunter Valley Vineyards.- 2 hours to Sydney.- 1 hour to the pristine shores of Port Stephens.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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