

# 64 Spruce Street, North Lambton, NSW 2299

## Sold House

Friday, 27 October 2023

64 Spruce Street, North Lambton, NSW 2299

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



Ryan Nichols  
0249260600



Amanda Reid  
0249260600

**\$856,000**

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com This classic home on a huge plot of land in prestigious North Lambton, with an elevated aspect and views to the mountains, presents you with limitless opportunity. Extend the existing property to take full advantage of the size of the block and to capitalise on the views, design and build your dream home from the ground up, or take advantage of the zoning of this property to create a profitable, dual income investment for your portfolio. The existing home has many gorgeous heritage features including a cast iron fireplace with feature rose tiles, the original wood burning oven, wide timber cladding of the era and a large verandah at the rear to capture the breeze with views across the huge backyard to the stunning flame trees and mountains beyond. Enhance these features and extend for a little more space or undertake a comprehensive renovation and create a modern masterpiece in booming North Lambton. Alternatively, design the home of your dreams and tick all the boxes on your wish list on this enormous block. Create an exemplary four or five bedroom house with a media room and study, a huge designer kitchen and an open-plan living area and multiple outdoor living spaces. A two-storey home will capture gorgeous mountain vistas. With R2 zoning there is also the potential to create (subject to council approval) a contemporary duplex for sale or as rental investment property. While this property is found in a quiet street you are an easy stroll from popular Lambton village – with designer boutiques and fabulous restaurants – you have to check out the fabulous tapas at Eldaba – and of course plenty of cafes to choose from for your caffeine fix. You are also just a few minutes from the John Hunter and Calvary Mater Hospitals, major shopping centres and prestigious schools. - Huge 1012sqm block in elevated street in North Lambton - Views to the Barrington Tops - Classically beautiful, three bedroom home with pretty front porch, vintage fireplace, wood burning and electric stove, elegant chandelier and more - Split system air con, Euromaid dishwasher and modern gas stove - 1 kilometre – or an easy downhill stroll – to Lambton village and Lambton Park - 2 mins to St John's Catholic Primary School, 5 mins to Lambton Public School and Lambton High, 5 mins to St Phillip's Christian College - 5 mins to Lambton Pool and MacDonald Jones Stadium - 11 mins to Westfield Kotara and Charlestown Square - 15 mins to Bar Beach, the CBD and Honeysuckle dining precinct - R2 low density residential zoning

Outgoings: Water rates: \$923.25 approx per annum Council rates: \$2,460 approx per annum 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: see each report for details. 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.