

**65 Seventh Street, North Lambton, NSW 2299**

**LANE CAMPOS**

**House For Sale**

Tuesday, 14 November 2023

65 Seventh Street, North Lambton, NSW 2299

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Dave Lane  
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**\$695,000 - \$750,000**

Low maintenance single storey living awaits in this suburban home. With an updated kitchen, the first step toward your dream home has already been taken. This property is waiting for you to step in and truly make it your own, or leave it be for an easy-care investment. Set on a large block with plenty of yard space, close proximity to quality schools, parks and cafés, this could be the ultimate family home. Highlights:--Approx. 607m<sup>2</sup> block - Secure and child friendly--Three Bedrooms --Spacious walk-through living area--Updated kitchen--Internal laundry with plenty of storage--Enclosed porch/mudroom at entry--Secure garage with plenty of off street parkingHere and there:--School catchment - Jesmond Public School - 10min walk (700m), Callaghan College Waratah Campus (Year 7 to 10) - 6min drive (2.8km), Callaghan College Jesmond Senior Campus (Year 11 & 12) - 10min walk (600m)--University of Newcastle - 14min walk (900m)--North Lambton Off-Leash Area - 4min walk (250m)--Pilkington Street Reserve & Playground - 5min walk (350m)--Jesmond Central Shopping Centre - 18min walk (1.1km)--Newcastle beaches - 16min drive (8.9km)--Approx. weekly rental return - currently returning \$540--Approx. council rates per quarter - \$544--Approx. water rates per third - \$451 (not incl. usage)For more information, please contact Dave or Toby on 4967 6770.Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.