

68 Cockburn Lane, Lambton, NSW 2299

LANE CAMPOS

Sold House

Tuesday, 3 October 2023

68 Cockburn Lane, Lambton, NSW 2299

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 304 m2

Type: House



Dave Lane
0249676770



Damian Rafty
0249676770

\$825,000

With the quietest of settings, this comfortable home presents an impeccable fusion of modern aesthetics and effortless living. With an open plan living and dining area, bathed in the gentle glow of natural light, the property invites you to explore the art of seamless entertaining. The living space gracefully connects to an outdoor low-maintenance alfresco and garden - a haven of tranquillity, and the ideal spot for summer dining and moments of relaxation. Nestled in the heart of vibrant Lambton, this abode offers more than just a place to sleep; it offers a lifestyle. With the village hub, schools & parks just moments away, you'll relish in the convenience of lifestyle and recreation options. Whether you're downsizing, starting out or a savvy investor, or someone seeking the perfect blend of convenience and comfort, this one is it!

Highlights:--
- Three bedrooms - all with built-in robes and ceiling fans--
- Open plan living and dining - with split system air conditioning and indoor/outdoor flow to the alfresco and garden--
- Modern kitchen with gas cooking and breakfast bench--
- Contemporary bathroom with bathtub and separate W.C--
- Light filled interiors within a peaceful setting--
- Double garage with internal access - drive through access to rear garden

Here and there:--
- School catchment - Lambton Public School - 19min walk (1.5km), Lambton High School - 7min walk (650m)--
- Lambton Park & Lambton Pool - 10min walk (750m)--
- McDonald Jones Stadium - 13min walk (1km)--
- Elder Street shops and cafes - 13min walk (1km)--
- Merewether Beach - 13min drive (6.9kms)--
- Nobbys Beach and The Foreshore - 15min drive (7.4kms)--
- John Hunter Hospital - 9min drive (4.1kms)--
- Approx. weekly rental return - in the vicinity of \$590--
- Approx. council rates per quarter - \$581--
- Approx. water rates per third - \$285 (not incl. usage)

For more information, please contact Dave or Damian 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.