

69 Chiplin Street, New Lambton, NSW 2305

House For Sale

Friday, 12 April 2024

69 Chiplin Street, New Lambton, NSW 2305

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 663 m2

Type: House



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\$995,000 - \$1,094,500 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Perfectly positioned in highly desirable New Lambton, this delightful two-bedroom home is being offered for the first time in 28 years. Lovingly looked after and immaculately presented throughout, the home offers a peaceful setting with a private entrance that opens through to a front courtyard and porch. As you enter, you'll step into a welcoming air-conditioned living space complete with polished floorboards, exuding an immediate sense of coziness and charm. During the Winter months, keep warm with the gas fireplace, adding an extra layer of comfort to the ambiance. Make your way through to the modernised kitchen featuring Westinghouse oven, electric cook top, double sink and breakfast bar, accompanied by an eat-in meals area. Stepping outside directly from the kitchen, an expansive entertaining timber deck overlooks the immaculate backyard with lush lawns and gardens adorned with hedges and agaves. Enjoy socialising with family and friends as you enjoy a lovely district outlook. As you head back inside, the accommodation comprises of two generous sized bedrooms both with ceiling fans - the main featuring a walk-in robe and remaining bedroom with built-in. The main bathroom features large shower and modern vanity and completes the floor plan on this level. Descending downstairs you will find a lower-level rumpus room or third bedroom conversion option. There is also a second bathroom for added convenience, along with access to the backyard from this level. Other notable features of the home include the detached single garage with ample off-street parking in the driveway and side stair access to the upper deck. The prized location offers close proximity to New Lambton Village for all your shopping needs, quality schools, Lambton Park as well as being close to Westfield Kotara and the John Hunter Hospital. - Delightful two-bedroom, two-bathroom home with a third bedroom conversion option downstairs - Private entrance, front porch and courtyard - Well appointed kitchen with double sink, electric cooktop & casual eat-in meals area - Spacious timber deck overlooking the yard - Plantation shutters and polished timber floorboards throughout - Lower-level rumpus room/living area - Single garage with additional off-street parking in driveway - Linen cupboard - Under house storage and concrete area - 659sqm block - fantastic backyard with immaculate lawns and well-kept gardens

Outgoings: Water rates - \$916 per annum approx.* Council rates - \$2,053 per annum approx.* This property is being sold under the 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. 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. 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.

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