

# 6A Henley Street, New Lambton, NSW 2305

## Townhouse For Sale

Wednesday, 24 April 2024



6A Henley Street, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 2

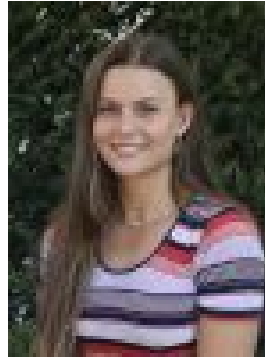
Parkings: 2

Area: 260 m2

Type: Townhouse



George Rafty  
0412689809



Marina Sykiotis  
0490903455

## **Auction - Guide \$1,175,000 - \$1,275,000**

Auction Location: Online Stream / In Rooms: Level 1, 36 Kemp Street The Junction

Basking in all-day sunlight from its coveted north-facing rear, this five-year-old Torrens title duplex embodies contemporary living – offering both comfort and style with minimal upkeep. Spread across two practical levels, this three-bedroom, two-bathroom residence provides an ideal setting for families craving a seamless indoor/outdoor lifestyle of exceptional quality. Step inside to discover a flowing floorplan that seamlessly connects a lounge room to a spacious open-plan living area, anchored by a Caesarstone kitchen equipped with gas cooking. This light-filled hub effortlessly extends outdoors to a sheltered deck and private rear gardens, creating an idyllic space for alfresco dining and relaxation. Upstairs, the sleeping quarters ensure privacy, with the master bedroom boasting access to its own private balcony. Additional perks include ducted air conditioning, two off-street parking spaces, and a prime location perfect for families. Nearby, Blackbutt Reserve offers nature walks and picnic spots, while Blackbutt shops provide the essentials along with cafes, and pub fare. For those craving retail therapy, Westfield Kotara is just a short drive away. Plus, with the reassurance of being close to John Hunter Hospital, peace of mind and swift access to essential healthcare facilities are guaranteed.

- Dual level duplex completed 2019 on 260sqm block with north facing backyard- Covered alfresco entertaining deck overlooks private gardens- Single garage with new motor to auto door, extra space on driveway- New Crimsafe screen to front door, ducted a/c throughout- Flowing floorplan with timber floors and two separate living areas- Caesarstone kitchen, gas cooktop, wall oven, dishwasher- Euro laundry, ground floor powder room, under-stairs storage- Three robed bedrooms upstairs, master with ensuite and balcony- Full-size main bathroom with back to wall bath, frameless glass shower - 600m - New Lambton Sth Public School, 850m - St Therese's Primary, 2.4km - Kotara High- Walk to Alder Park bowling club, multiple parks, shops and cafes- 5km to Newcastle city centre, 7km to Bar Beach, 13km to M1 and Hunter Expressway

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.