

7 Armstrong Street, Lambton, NSW 2299



House For Sale

Wednesday, 24 April 2024

7 Armstrong Street, Lambton, NSW 2299

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 764 m2

Type: House



Scott Richardson
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Guide \$820,000 to \$850,000

This comfortable home is beautifully styled and provides an amazing opportunity to enter this highly sought after suburb and embrace the Lambton lifestyle. The property is a short walk from the picturesque Lambton and Jesmond Parks and their beautiful facilities and grounds. You are also close to many shopping choices, the beautiful Lambton library, and multiple schools including Lambton Public School. The perfect location to enjoy all of what Lambton and surrounds has to offer. This appealing 3 bedroom brick home welcomes you via a generous light-filled lounge room that opens into a large modern kitchen and eat-in meals area. There are two tiled bathrooms, a large walk-in linen/storage cupboard, and a flexible open plan space that could be a second living area and study or a living and dining. This area opens onto a covered deck which provides a lovely space for entertaining and to watch the kids play in the large secure rear yard. There is also a freestanding garage and storage room or workshop. Close to several well-regarded schools including sought after Lambton Public School (across the road) and Lambton High School (4 mins), a short distance to Lambton Park, Pool, Lambton Library and Lambton Village shopping and all its conveniences (2 min), Jesmond Park (2 mins), the University Callaghan Campus (5 mins), John Hunter Hospital and Mater Hospital (5 mins), major shopping centres and nearby cafes, while being an easy drive from the Pacific Motorway, Hunter Expressway and into Newcastle's CBD. The features of this home are as follows:- 3 Bedrooms (two with built-in wardrobes)- Lounge Room- Open Plan Dining & Living (or Living & Study)- Modern Kitchen- Two Bathrooms- Separate Toilet- Walk-in Linen / Storage Cupboard- Laundry- Single Garage- Covered Deck- Workshop / Storage- Ceiling Fans- Close to Newcastle University, Hospitals, Shops, Schools and Transport- 764msq block Potential Rent - \$620 to \$650 per week (with minor updates). Council Rates - \$552 per quarter. Water Rates - \$438 per third + usage. This property offers a fantastic opportunity to purchase a property in one of our regions most popular suburbs. A contract for sale and pest and building inspection reports are available for your information.