

7 Ridgeway Road, New Lambton Heights, NSW 2305

CRAWFORD

Sold House

Monday, 14 August 2023

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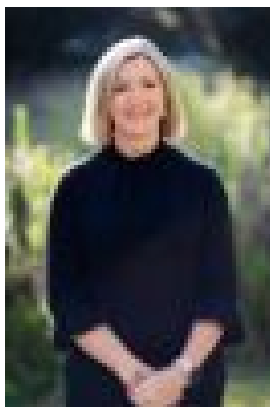
Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 695 m2

Type: House



Amanda Swan
0457809434

\$1,175,000

Are you wanting to renovate? Knock down & rebuild? Are you wanting an instant dual income? This weatherboard property with freshly painted interiors is something special and provides the rare opportunity in such a prized neighborhood to use your imagination and make it your own! Surrounded by beautiful New Lambton Heights greenery, enjoy spectacular views over the treetops of Blackbutt to the ocean. Marvel at the serene setting of this large leafy block (approx. 695sqm) frequented by native birds and wildlife. The property has been rented out as 2 flats with separately metered electricity. Live in one while renting out the other or rent out both for an immediate dual income. Downstairs: Discover the feeling of space with a large entrance, high ceilings and beautiful timber floorboards throughout. Two north facing bedrooms at the front of the property welcome the sun to warm you up on those chilly days. The potential 3rd bedroom at the rear overlooks the enormous backyard and has views over the Blackbutt tree line. This room could also be used as a dining room, study or children's play area – the opportunities are endless! A retro fit out in the kitchen includes an electric upright oven and plenty of cupboard space. Completing the downstairs portion of this property is a laundry and modern renovated bathroom with separate W/C. Upstairs: You will find the second flat is all about that phenomenal view to the ocean and across Blackbutt. It offers 2 good sized bedrooms, both with brand new carpet. The open plan lounge and kitchen area has new flooring throughout and access to the balcony to admire the view with your coffee in the morning sun. A full bathroom and laundry complete this lovely section of the home. Located in prime position to the John Hunter Hospital, with easy access to major arterial roads and public transport. Zoned for Wallsend South Primary School and the much sought after Lambton High School. Local to New Lambton Village shops only 1.3km away and a mere 8 km from the beach, you will want for nothing more! - Combined Rent Potential; vicinity of \$850 per week - Council Rates - Approx. \$775.00 per quarter - Water Rates - Approx. \$828.00 per annum Phone Phillip Swan on 0478 845 591 to arrange an inspection. Disclaimer: We have obtained all information provided from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations & satisfy themselves of all aspects of such information including & without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.