

**78 Griffiths Road, Lambton, NSW 2299**

**MOVABLE**

**Sold House**

Sunday, 20 August 2023

78 Griffiths Road, Lambton, NSW 2299

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 752 m<sup>2</sup>**

**Type: House**

**\$840,000**

FOR OPEN HOME ACCESS, PLEASE PARK ON CHRISTO ROAD AND FOLLOW THE LANE TOWARDS THE REAR OF THE HOUSE. Situated on a spacious 752.5m<sup>2</sup> parcel of land with only one neighbour, this charming family home boasts character-infused old-world charm with a tasteful renovation. A modern kitchen with stone benchtops & gas cooking welcomes you as you walk in, along with an open plan living and dining area. Retaining its traditional features such as hardwood floors and high ceilings the home also boasts creature comforts such as new carpet, ensuite & air conditioning. The rear entertaining deck is ideal for entertaining friends and the large enclosed yard is perfect for young kids and pets, also offering rear lane access to a large double garage. Lambton has earned its reputation as a premium lifestyle location. Close to the vibrant suburbs of Waratah, Georgetown and New Lambton, from here you have entertainment, glorious parks, thriving cafes, boutique shopping, the University, and major arterial roads minutes from home. Newcastle CBD and its collection of sandy beaches are a 15-minute drive or easily accessible via public transport.- Sound proofing completed throughout the home with all windows replaced - Three spacious bedrooms with ceiling fans, the main boasts ensuite & walk in robe- Large open plan living & dining area with air conditioning- Updated bathroom with separate bath & shower & integrated laundry- Modern gas kitchen with 50mm stone benchtops - Entertaining deck and generous-sized yard- Rear lane access with double car garaging and a stone's throw away from Cameron Park Waratah