

87 Howe Street, Lambton, NSW 2299

LANE CAMPOS

Sold House

Wednesday, 27 March 2024

87 Howe Street, Lambton, NSW 2299

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 404 m2

Type: House



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\$1,317,500

Auction Location: ONLINE ONLY Step beyond the quaint picket fence and be captivated by the fusion of classic charm and contemporary elegance. This abode is a sanctuary of style, where modern updates blend seamlessly with timeless design, creating an ambiance of unparalleled warmth and comfort. Bask in the glow of natural light that floods the north/south-facing living spaces, inviting relaxation and serenity. Nestled in the heart of a vibrant community, this gem is just a stone's throw from the bustling Lambton Village. Indulge in the local culinary delights, unwind in the verdant parks, and enrich your life with the convenience of nearby schools. Embrace the village vibe and the ease of access to life's essentials, all while enjoying the tranquillity of your private, landscaped retreat. This is more than a home; it's a lifestyle haven where every day feels like a harmonious blend of village charm and urban sophistication.

Highlights:

- Period details - 10ft ceilings, decorative fireplace, polished timber floorboards, picture rails
- Three generous bedrooms - all with built-in robes
- Updated family bathroom featuring a beautiful claw foot bath
- Second bathroom with shower and incorporates the laundry facilities
- Freshly painted interior and exterior
- Ducted air conditioning and plantation shutters throughout
- Two separate living areas
- French doors from the family room to the paved alfresco - perfect for entertaining
- Modern kitchen with quality appliances
- Lush, manicured garden with established trees
- Rear lane access to garage and carport parking - both with remote garage doors

Here and there:

- School catchment - Lambton Public School - 3min walk (240m), Lambton High School - 23min walk (1.8km)
- Lambton Pool - 11min walk (850m)
- Lambton Park Playground - 6min walk (450m)
- Lambton Village - 4min walk (350m)
- Lambton Park Tennis Courts - 8min walk (650m)
- Blackbutt reserve - 8min drive (4.5km)
- Westfield Shopping Centre and Kotara Homemaker Centre - 7min drive (4.0km)
- John Hunter Hospital - 6min drive (2.4km)
- Newcastle CBD and beaches - 16min drive (7.6km)

Approx. weekly rental return - in the vicinity of \$800

Approx. council rates per quarter - \$583

Approx. water rates per third - \$300 (not incl. usage)

This home will be sold via online auction on Saturday 20th April 2024. For more information, please contact Dave or Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.