

**89 Carrington Parade, New Lambton, NSW 2305**



**Sold House**

Friday, 29 September 2023

89 Carrington Parade, New Lambton, NSW 2305

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1306 m2**

**Type: House**



Lisa Macklin  
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**\$2,700,000**

This charming five-bedroom residence delivers gorgeous, light-filled living over an expansive layout, enviably located within walking distance to John Hunter Hospital & New Lambton village. At the heart of the home, the gourmet kitchen looks out over a bright open-plan living space, which opens out effortlessly to a fabulous entertainer's balcony via bi-fold doors. Each of the five bedrooms is generous in size, while the ensuite & main bathroom are both luxuriously appointed. Perfectly flexible, the lower-level rec room offers further living space, with a third full bathroom and basement storage adjacent. Moving outdoors, there is even more to love! Offering a lush, tropical outlook, the sparkling inground pool and spa is framed by a paved relaxation deck, with further grassy space for the kids to run and play.\* Huge parcel situated within highly sought-after location opposite Blackbutt Reserve.\* Neutral tones & timber floors elevate entire upper level, which is flooded with natural light \* Expansive open-plan living opens out to semi-enclosed balcony via bi-fold doors\* Lovely kitchen boasts stone benchtops, quality cabinetry, stainless-steel appliances, five-burner gas stove and large walk-in pantry\* Airy master offers plentiful built-in robes, adjoining study and beautiful ensuite with dual vanity and walk-in shower\* Elegant main bathroom flaunts bath, separate shower and dual vanity\* Flexi lower-level rec room with kitchenette, could work as guest accommodation or teenagers' retreat, complete with adjoining third full bathroom\* Fabulous outdoor space, complete with inground pool & spa, poolside dining with relaxation deck, and grassy yard framed by lush landscaping\* Basement offers abundant under-house storage with two water tanks\* Double garage; two sheds at back of yard\* Desirable setting close to local shops, dining, public and private schools Council Rates: \$3720 PA approx Water Rates: \$924 + Usage PA approx Rental Potential: \$1500 PW Whilst Lisa Macklin Property has taken all care preparing this advertisement and the information contained has been obtained from sources that we believe to be reliable, Lisa Macklin Property does not represent, warrant, or guarantee the accuracy, adequacy, or completeness of the information. Lisa Macklin Property accepts no liability for any loss or damage resulting from reliance on this information and interested parties