

# 89 Young Road, Lambton, NSW 2299

LANE CAMPOS

## Sold House

Friday, 1 September 2023

89 Young Road, Lambton, NSW 2299

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 436 m2

Type: House



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**\$1,375,000**

A residence of sophisticated elegance and clean contemporary style, this home showcases design elements with nods to a by-gone era. Offering a luxurious aesthetic throughout, with loads of natural light and separate living spaces, what a winner for families looking for an indoor/outdoor retreat of low-upkeep design and functionality. A quick walk to the village hub and local transport, this is a unique home, lifestyle, and entertainer in one. Highlights:--?Sought after Lambton village location--?Four bedrooms - three with built-in robes--?Main bedroom includes ensuite--?High ceilings, timber floorboards and character touches--?Two separate living areas--?Large dining with skylight--?Modern kitchen with stone bench tops and gas cooking--?Family bathroom with bathtub and separate W.C--?Split system air conditioning and ceiling fans--?Solar panels installed on roof--?Separate laundry--?Large covered deck overlooking the garden - with gas bayonet for the BBQ--?Rear lane access to double garage with remote access Here and there:--?School catchment - Lambton Public School - 17min walk (1.4km), Lambton High School - 7min walk (550m)--?Lambton Pool - 7min walk (550)--?Lambton Park - 8min walk (600m)--?McDonald Jones Stadium - 10min walk (850m)--?Elder Street café and retail strip - 11min walk (850m)--?New Lambton café and retail strip - 16min walk (1.2km)--?Newcastle beaches - 13min drive (6.6km)--?Approx. weekly rental return - recently returning \$850--?Approx. council rates per quarter - \$586--?Approx. water rates per third - \$307 (not incl. usage) 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.