

9 Avondale Road, New Lambton, NSW 2305

House For Sale

Thursday, 25 January 2024

9 Avondale Road, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 205 m2

Type: House



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Guide \$1,450,000 Friendly Auction

Auction Location: 9 Avondale Road, New Lambton NSW 2305 Treat your family to the epitome of luxurious living in this unrivalled family home in a premier location. Beginning with the exterior, No.9 Avondale Road exudes timeless elegance with its blend of contemporary architecture enveloped by vibrant, layered gardens. The overall aesthetic is further complemented by a striking cobblestone driveway, reclaimed brick steps, and opulent tiles in the welcoming portico, creating a seamless blend of modern design and natural beauty. As you enter via the Schlage keyless entry, the exquisite attention to detail of this contemporary family home unfolds. Expansive, light-filled living spaces are complemented by rich materials and luxe fittings, imparting an air of sophistication, while oversized windows invite natural light and provide engaging vistas of the lushly landscaped grounds. Fitted without compromise, the chef-quality kitchen with Butler's Pantry is a culinary haven, boasting high-quality appliances and bespoke cabinetry, while the craftsman-designed covered outdoor kitchen and adjacent firepit promises both elevated entertaining and an enchanting setting for family dining and leisurely drinks. Upstairs are four inviting bedrooms, each with ducted air-conditioning, built-in robes, fans, and plush new carpets. They share a luxe family bathroom with freestanding bath and shower and twin sinks. Meanwhile the master suite promises tranquility, with a walk-in wardrobe and sumptuous hotel-quality ensuite bathroom with floating vanity and twin shower. Situated conveniently between the charms of New Lambton Village and Lambton Park, and within the coveted school zones of New Lambton Primary and Lambton High School, this abode offers an idyllic lifestyle for your family. With its abundance of leafy green parks, sporting fields, great range of coffee shops, eateries, and clothing shops nearby, this location is second to none. Take in a meal and a show at Lizottes, or head to Alfies for a taste of Italy. Just a little further afield you have a great range of shopping centres as well as the Stadium and Entertainment Centre. You can be at one of Newcastle's fabulous beaches in under 15 minutes, and commuters will appreciate the speedy links to major arterial routes. If you appreciate the finer things in life, and enjoy timeless design blended with low maintenance convenience, then this is your chance to gift your family the ultimate lifestyle. Features include:

- Unrivalled family home with luxe fixtures and finishings in a premier suburb within the zone for coveted New Lambton Public School and Lambton High.
- Four lavish double bedrooms - master with walk-in robe and luxurious ensuite, and kids' bedrooms featuring built-in robes. Each of the bedrooms have plush newly installed carpet and include ducted air-conditioning and ceiling fans.
- Custom kitchen, boasting a fully equipped Butler's Pantry with Fisher & Paykel double dish drawer and plumbed Fisher & Paykel fridge (negotiable), letterbox window, integrated Vintec wine fridge, stone benchtops, Blanco undermount stone sinks, Bosch double oven and Bosch gas cooktop, matte black fixtures, and stylish pendant lighting handcrafted from Eadie Lifestyle.
- Two spacious living areas, comprising a lounge - with a dramatic void creating visual interest - and a north-facing open plan family/dining at the rear, opening out onto the landscaped, private fenced yard.
- Two luxurious bathrooms and a downstairs powder room - each featuring floating vanities, custom mirrors, concealed cisterns, and sublime tile choices.
- Covered alfresco outdoor dining with an exposed truss roof featuring Velux skylights, sandstone splashback, Beefeater BBQ, Heatstrip Outdoor Heater, and Blackbutt timber decking. This space enjoys the view of the exquisite landscaping with privacy screening and a purpose built firepit area, inviting convivial all-weather gatherings.
- Luxe features encompass engineered American Oak flooring; custom built American Oak staircase with glass balustrade; plantation shutters and custom Habitat curtains; distinctive feature walls adding depth and character.

Also includes a single garage with mirrored barre, custom fitted laundry and mudroom; LG ducted air-conditioning throughout; and multiple datapoints. This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website. Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions,

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