

**9 Howe Street, Lambton, NSW 2299**

**CRAWFORD**

**Sold House**

Tuesday, 15 August 2023

9 Howe Street, Lambton, NSW 2299

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 336 m2**

**Type: House**

## Contact agent

This property is not to be missed whether you are starting your property journey, downsizing, or looking for a low-maintenance investment property. This single level 2 bedroom brick and tile home is move-in ready having just undergone a contemporary transformation of fresh paint and new carpet throughout. Highlights include: - ☑ Sunny north facing patio where you can enjoy a morning coffee - ☑ Large lounge room with additional home office area - perfect for those working or studying from home. - ☑ Two good sized bedrooms, both offering built in wardrobes - ☑ Neat and tidy kitchen with electric appliances and plenty of cupboard space - ☑ Well maintained bathroom with separate bath and shower and separate W/C. - ☑ Single automatic garage offers the convenience of internal access - ☑ Fully fenced low maintenance, paved courtyard with lock up garden shed. Perfectly positioned across the road from the beautiful Lambton Park and in between Lambton shops and New Lambton Village you are spoilt for choice with cafes, restaurants, specialty shops and public transport on your doorstep. - ☑ 1.4kms to McDonald Jones Stadium - ☑ 2.6kms to John Hunter Hospital - ☑ 6.7kms to Merewether Beach Council Rates: \$2250pa approx. Water Rates: \$915pa approx. Zoned for Lambton Public School for Kinder to Year 6 and the much sought after Lambton High School for Years 7 - 12. This property is a must see so phone Phillip Swan on 0478 845 591 to arrange an inspection. Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.