

# 9 Mountain View Parade, New Lambton Heights, NSW 2305

## Sold House

Wednesday, 27 March 2024

9 Mountain View Parade, New Lambton Heights, NSW 2305

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1081 m2

Type: House



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**\$1,540,000**

As you approach this sophisticated single-level family residence, pause a moment to take in the sense of serenity and melody of birdsong. Admire the manicured lawns adorned with a variety of orange, mandarin, and apple trees, promising a future bounty, and step onto the wide verandah, inviting you to linger in this idyllic setting as you enter the heart of this home. Inside, be greeted by an expansive open plan layout catering to a laid-back family life, including a large lounge with air-conditioning, a dining area, and a family room incorporating a wood-fire heater – ready for the cozy winter nights to come. Presiding over these spaces with style is the sleek contemporary kitchen, boasting a well-equipped butler's pantry to keep your culinary essentials organised. This luxurious space also includes expansive 40mm stone benchtops with a vast waterfall edge breakfast bar which allows ample space for the family to gather and enjoy meal preparation together. The sumptuous master suite beckons with a walk-in robe and custom cushioned bench seating, while four additional bedrooms, provides room for everyone to unwind in comfort. Both the master ensuite and main bathroom exude spa-like opulence, boasting luxurious fixtures and exquisite tile selections. Adjacent to the main bathroom, a large laundry awaits, featuring built-in appliance storage, a generous linen closet, and a convenient loft ladder granting access to an impressive 6 by 8 metres of additional storage space, keeping your home organised and clutter-free. But it is the expansive back deck where you'll want to spend your spare time, enticing you to while away the days in relaxation, savouring the serenity with your favourite beverage in hand. Fashioned with NSW spotted gum decking and sturdy hardwood Merbau frames, this inviting space also sets the stage for memorable gatherings, where guests can mingle and admire the awe-inspiring sunset vistas over the majestic mountains. The backyard paradise offers ample space for outdoor activities, featuring a generous lawn, woodshed, and for urban gardening enthusiasts there's potential for a chicken coop and veggie gardens. Plus, there's room for a pool to be installed next to the deck (STCA), for endless summer fun. Complementing the home's functionality are bonus inclusions such as plantation shutters throughout; a 12-kW solar power system with 36 panels; and the comprehensive seven-camera hardwired security system, accessible via both monitor and app for ultimate peace of mind. Additionally, the property features a convenient 3m by 3m garden shed along with a spacious 6m by 8m double garage, a feature that tradies especially will covet. This address is within the zone for New Lambton Heights Infant School, Wallsend South Public School, and Lambton High, and only a short drive to the John Hunter and Newcastle Private Hospitals. Newcastle's two best shopping centres at Kotara and Charlestown are also within easy reach, and commuters will appreciate the convenience access to both the bypass and the M1. Features include:- Sophisticated single-level family home thoughtfully reimagined with modern family living in mind.- Expansive open-plan living rooms include a lounge with air-conditioner, dining area, and family room with a cozy wood-heater.- Sleek contemporary kitchen and well-equipped butler's Pantry, including gas-equipped 900mm oven, Bosch dishwasher, under-mount sink, breakfast bar with 40mm stone and waterfall edge, and masses of benchspace and storage.- Five bedrooms including sumptuous master suite with walk-in robe and custom bench-seating, and four remaining bedrooms, three with built-in robes. The master and another of the bedrooms include built-in stone-topped study desks. Each of the rooms are equipped with ceiling fans.- Indulge in deluxe spa-inspired bathrooms boasting luxurious features and inspired tile choices. Both bathrooms include a dedicated wet area, complete with a shower featuring twin showerheads and floating vanities. Additionally, the family bathroom offers the added luxury of a glamorous bath.- Expansive laundry with built-in appliance storage and generous linen closet.- A choice of two alfresco spaces including an elegant, tiled and screened front verandah and an expansive back deck, crafted with NSW spotted gum and hardwood Merbau frames –incorporating a ceiling fan, lights and power points.- Extras include 6 by 8 metres of loft storage, 12-kW solar power system with 36 panels, seven-camera hardwired security system accessible via both monitor and app.- Carport plus 6x8 double garage; 3x3 garden shed; dedicated wood shed; and underhouse storage.- Generous block with expansive lawns including a fully-fenced rear yard, fruit trees (orange, mandarin, apple and lemon), plus plenty of space to add a pool (STCA), as well as a chook pen and garden beds. Outgoings: Council Rate: \$2,534.6 approx per annum Water Rate: \$908.22 approx per annum 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, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence

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