

9 St James Road, New Lambton, NSW 2305

LANE CAMPOS

Sold House

Wednesday, 27 September 2023

9 St James Road, New Lambton, NSW 2305

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 423 m²

Type: House

\$985,000

Close to everything and in one of the area's most sought-after lifestyle pockets, this property offers an exciting opportunity. Boasting two dwellings on the one title, both with separate street entries, and include comfortable and stylish interiors. This package will suit those looking for a solid return on investment or a large family searching for the perfect dual occupancy property. Impeccably presented and ready to inspire a keen eye, this is a unique residential property that can offer the astute buyer flexibility to meet home, work and investment needs in multiple ways.

Highlights:

9 St James Road:

- Two generous bedrooms - one with built-in robe
- Sunroom/study space
- Large lounge room
- Split system air conditioning
- Polished floorboards and high ceilings
- Open plan kitchen/dining
- Family bathroom with bathtub and separate shower
- Laundry incorporated within the kitchen
- Low maintenance, private fully fenced garden

9A St James Road:

- Built 3 years ago
- Two bedrooms - both with built-in robes
- Open plan living and dining
- Modern kitchen with quality inclusions
- Split system air conditioning
- Stylish family bathroom
- Euro laundry
- Low maintenance garden
- Off street parking with carport

Here and there:

- School catchment - New Lambton South Public School - 5min walk (350m), Kotara High School - 6min drive (3.3km)
- Adamstown retail and café hub - 8min walk (550m)
- New Lambton retail and café hub - 19min walk (1.4km)
- Alder Park - 8min walk (550m)
- Kotara Westfield - 20min walk (1.4km)
- Fernleigh Track - 8min walk (500m)
- Adamstown Station - 2min walk (140m)
- Nearest bus stop at Park Ave - 3min walk (190m)
- Newcastle beaches - 10min drive (4.9km)

-- Approx. weekly rental return - No. 9 in the vicinity of \$480 and No. 9A in the vicinity of \$440

-- Approx. council rates per quarter - \$600

-- Approx. water rates per third - \$280 (not incl. usage)

For more information, please contact Bec 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.