

**90 Grandview Road, New Lambton Heights, NSW  
2305**



**House For Sale**

Thursday, 14 March 2024

90 Grandview Road, New Lambton Heights, NSW 2305

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Daniel Irwin  
0422133066

## Contact Agent

Nestled within a tranquil canopy of trees, this adaptable two-story residence offers immediate livability and serene surroundings. Embracing a wealth of verdant flora and fauna, it presents an exceptional opportunity for those entering the New Lambton Heights market. The original layout features four bedrooms, two bathrooms, and an open-plan living area flowing into a generous kitchen. Recent renovations have the property converted into a 3 bedroom home upstairs and a self-contained flat downstairs. Returning a rental income of \$340 P/W downstairs and \$550 P/W upstairs combined \$890 P/W with an ongoing lease it stands to have a solid return. Primed for a contemporary transformation, this property appeals to first-time buyers and ambitious renovators or savvy investors. With its sought-after location, this home promises significant potential for modern upgrades and capitalization.- Ideal opportunity for first-time buyers or enthusiastic renovators- Conveniently positioned between beaches and a pristine lake- 4 bedrooms and two bathrooms- Expansive open-plan living- Downstairs self-contained flat with separate entrance and electricity metering- Full kitchen and lounge/dining, bedroom, shower and W/C with lockable entrance to shared laundry!- Sliding lockable gate for added security, accompanied by a single carport and ample outdoor space for recreation- Original floor plan presents a canvas for contemporary enhancement- Generous block adorned with abundant flora and fauna- Other features, Ducted AC, private backyard with high fences- 900 m to Cambridge Hills Preschool, 3.8 km to New Lambton Public School, 5.1 km to Lambton High School- 5.4 km to Westfield Kotara Shopping Centre, 2.5 km to John Hunter Hospital