

# 5A Kalinda Close, Lambton, NSW 2299

LANE CAMPOS

## Duplex/Semi-detached For Sale

Wednesday, 10 July 2024

5A Kalinda Close, Lambton, NSW 2299

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 312 m<sup>2</sup>

Type:

Duplex/Semi-detached



Dave Lane

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**\$650,000 - \$695,000**

Enjoy this home from the moment you step inside. Created with the discerning owner in mind, with effortless living and timeless style, it showcases a generous and thoughtful design. Offering natural light, and set amidst a quiet, green backdrop, this central location is ideal for homeowner or investor alike. Offering low maintenance living without compromising space, comfort or style, this newly renovated home will impress. The established gardens create a picturesque backdrop, perfect for enjoying sunny mornings or relaxing afternoons outdoors. Location is key with this property - quietly placed, amidst parks, walking and cycling tracks, and local amenities, this home is all about lifestyle. Highlights:-- Two generous bedrooms - both with built-in robes-- Ducted air conditioning-- Renovated bathroom with bathtub and separate W.C-- Generous lounge room-- Open plan kitchen and dining-- Renovated kitchen with gas cooking and quality appliances-- Separate laundry-- Generous, fully fenced garden - secure and dog friendly-- Single garage with remote door and internal access Here and there:-- School catchment: Lambton Public School - 9min walk (850m), Lambton High School - 6min drive (2.3km)-- Cycle path access - 2min bike ride (600m)-- Jesmond Park - 12min walk (950m)-- Lambton Park and tennis courts - 17min walk (1.2km)-- Lambton café and retail hub - 17min walk (1.2km)-- John Hunter Hospital - 6min drive (2.0km)-- Approx. weekly rental return: in the vicinity of \$530-- Approx. council rates per quarter: \$508-- Approx. strata rates per quarter: Nil strata fees - home insurance, external painting and roof maintenance are self-managed between owners -- Approx. water rates per third: \$255 (not incl. usage) For more information, please contact Dave or Damian 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.