

# 10 Aldyth Street, New Lambton, NSW 2305

**CRAWFORD**

## House For Sale

Thursday, 18 April 2024

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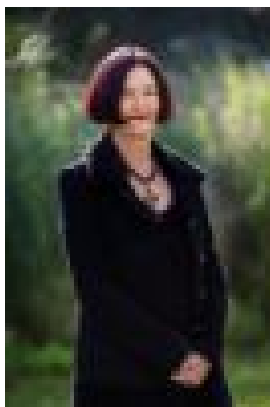
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 490 m2**

**Type: House**



Margaret Jensen  
0419632067

**\$1,600,000 - \$1,700,000**

Set on one of New Lambton's premier streets sits this Classic Brick home with all living areas at the rear to capitalise on the sensational sweeping views across Novocastrian Park to the harbour, city skyline, and coastline. This original home complete with a one bedroom self contained multi purpose flat presents a rare opportunity to reside or invest in this exclusive pocket of this highly desirable suburb. Enter from the tiled front porch to the wide central hallway leading directly to the open plan dining room, living room and kitchen with sliding glass doors leading to the tiled rear terrace which capture the breathtaking views and the cooling breezes. A perfect vantage point to relax, reflect and unwind. The main home on the entry level comprises THREE double bedrooms 2 with new built-in wardrobes and original bathroom. The kitchen offers dishwasher and 900mm new DeLongi stove for the serious home chef and breakfast area. Adjoining the kitchen is the dining room and spacious interconnecting living room featuring original decorative fireplace and Plantation Shutters. The hallway provides internal access from the garage for convenience plus an attached carport and a second entry on the side. Perfect for those rainy day supermarket drop offs. The home features ducted air conditioning for your year round comfort and a gas bayonet for heating in the lounge room. The hallway has great storage with a bank of cupboards and additional cupboards off the side entrance. Throughout the house features fresh Neutral décor, magnificent timber flooring, 2.8m ceilings and traditional decorative plaster cornice. The granny flat on the lower level is ideal for the Au Pair, house guests or perhaps a teenager. Accommodation offers a lounge room with original decorative cast iron fireplace, separate dining nook, original kitchen, a useful home office, spacious bedroom with storage and adjoining bathroom. In addition the flat has its own separate electricity meter should the owner want to rent it out. Each level provides it's own laundry facility and there is a 3rd wc outside for convenience. The block is approx. 490sqm with a frontage or 13.62m The terraced backyard is on three levels with grassed play areas. Council rates: Water rates: ENJOY THE LIFESTYLE BENEFITS IN THIS PROMINENT POSITION NEAR THE POPULAR "BLACKBUTT VILLAGE" SHOPPING PRECINCT AND BLACKBUTT RESERVE. ZONED FOR NEW LAMBTON SOUTH PRIMARY SCHOOL AND KOTARA HIGH. CONTACT MARGARET JENSEN 0419 632 067 TO INSPECT 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.