

# 18 Summit Street, North Lambton, NSW 2299

## House For Sale

Wednesday, 19 June 2024

18 Summit Street, North Lambton, NSW 2299

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 480 m2

Type: House



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## Selling \$800,000 - \$860,000

At the highest point of North Lambton, in the aptly named Summit Street, sits a spacious timber cottage waiting to be discovered for its current home comforts, and exciting future potential. Behind the unassuming exterior, you'll find a comfortable family home, blending the timeless features of its art deco origins with modern amenities. Features adding richness to the home's interior include polished hardwood timber floors, decorative cornices, expansive light-filled sash windows, picture rails, and in one of the bedrooms a gorgeous art deco fireplace. Renovations include a classily renovated family bathroom and a glossy modern kitchen with stone benchtops and stainless-steel appliances, set at the heart of a spacious open-plan living and dining area. This family space opens out from French doors onto a large timber deck built for entertaining. Showcasing panoramic views of Mount Sugarloaf and the surrounding blue hills while enjoying a sunny north-facing aspect, this is the perfect spot to host a barbecue, kicking back with a bevvy, while watching kids and pets at play within the quintessential Aussie back yard. When you stand looking out at the views, you may be tempted to consider adding a level to this home, perhaps moving the living spaces upstairs and bedrooms downstairs to maximise the 360-degree panoramic vistas another level would provide (STCA). The good-sized block presents a mix of lush lawns and shady spots, with ample places to play and explore, alongside an aviary, chook shed and potting area – ideal for those with green thumbs to propagate magic. This inviting home is situated in a very convenient location, only minutes to the Uni, Jesmond Central, and easily accessible to major arterial routes. Families will appreciate the wide range of schools available, all under a kilometre away. There's plenty to do on the weekends as well, making use of this area's plethora of lush parks and playing fields. Plus, if you're a pooch owner, you'll love the short walk to the fabulous North Lambton off-leash dog park. This home is a must-see for its family comfort, stunning views, and potential to add value with a second-floor extension. Inspect today! Features include:- Behind the unassuming exterior of this timber cottage, you'll find timeless art deco features combined with modern amenities. - Spacious open-plan living and dining room includes a split system air-conditioner for climate comfort.- Modern, glossy kitchen features stone benchtops, gas cooktop, stainless steel dishwasher, large pantry, and breakfast bar.- Three good-sized bedrooms, with two including generous built-in robes.- Classily renovated family bathroom with a shower/bath combo.- Timber deck built for entertaining, showcasing views of Mt Sugarloaf and surrounding hills.- External access to a full-sized laundry. - The quintessential Aussie backyard, complete with a single garage, chook shed, aviary and potting shed (and even an outdoor loo).- Located in a quiet street close to schools, shopping centres, parks, playing fields and transport.- Potential for second floor extension to maximise the panoramic views (STCA). Outgoings: Water rates: \$908.22 approx per annum Council rates: \$2,168 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 Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.