

**23 Tathra Road, Lambton, NSW, 2299**

mavis.

**House For Sale**

Thursday, 1 August 2024

23 Tathra Road, Lambton, NSW, 2299

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brooke Iuliano

0468956255

## Modern Coastal Townhouse, stroll to all of Lambton's attractions

Delivering a lifestyle you'll love, this modern townhouse blends easy-care living within a sought after lifestyle pocket, strolling distance from all of Lambton's top attractions. Built in 2021 by award-winning Hunter Coast Homes, with meticulous craftsmanship and a host of upgrades throughout its generous two-level layout. This boutique development of just seven was created with privacy and a home-like feel in mind. With three generous bedrooms, 2.5 bathrooms, two living areas, large kitchen and ample storage throughout the home you'll have plenty of space whether you're a family, downsizer or looking for an excellent earner for investment buyers. Contemporary comforts are not limited to the interiors, with its modern exterior design and the addition of a large entertainers deck to kick back with an afternoon vino, this home ticks all the boxes of modern-luxe living.

- Open plan living with engineered timber floors, plantation shutters, square-set ceilings, window tinting and custom floor to ceiling sheers
- Ducted a/c throughout, zoned for each area in the home
- Caesarstone kitchen with gas cooktop and quality Bosch appliances
- Oversized single auto garage with internal access, approved parking space in front
- Three large robed bedrooms, main with walk-in wardrobe and ensuite
- Full bathroom upstairs, additional powder room downstairs for guests
- Rainwater tank servicing laundry and all three toilets
- Walking distance to cafes, pubs, local brewery, Lambton Pool, Marathon Stadium and only a few minutes' drive to New Lambton's bustling Regent street shops
- Conveniently located near major hospitals and The University of Newcastle
- Zoned for Lambton Primary School and highly sought after Lambton High School
- Short 15 min drive to Newcastle CBD and beaches.

### Disclaimer:

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.