

25 First Avenue, North Lambton, NSW 2299

LANE CAMPOS

House For Sale

Wednesday, 10 July 2024

25 First Avenue, North Lambton, NSW 2299

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 373 m²

Type: House



Dave Lane

0249676770

\$750,000 - \$800,000

Wonderfully close to everything, yet quietly tucked away for a serene lifestyle full of bird song, this classic home combines elegantly updated interiors in a boutique street setting. The home is brimming with comfortable charm, natural light, perfectly oriented to catch the summer breezes and is surrounded by lush green vistas. This one has that something special. Capturing the very essence of low maintenance style, and in a highly coveted location, this property is an ideal approach to beginning or downsizing in a brilliant urban village, with many suburb attractions within an arm's reach. Highlights:-- Three bedrooms - all with ceiling fans-- One bedroom with direct access, through sliding glass doors to the deck and garden-- Beautifully updated with polished timber floorboards, new carpet in bedrooms, freshly painted interior-- Modern, open plan kitchen with stone benches and quality appliances-- Living and dining flowing through sliding doors to the deck-- Split system air conditioning-- Solar hot water-- Loads of under house storage with roller door for ease of access-- Beautifully landscaped rear garden with many entertaining options and space for all the family-- Comfortable deck overlooking the trees and suburb Here and there:-- School catchment: Jesmond Public School - 11min walk (750m), Callaghan College Waratah Campus - 7min drive (3.4km)-- North Lambton dog off-leash park - 5min walk (350m)-- Jesmond cycle way - 4min ride (700m)-- Lambton café and retail hub - 19min walk (1.3km)-- Lambton Park - 21min walk (1.4km)-- University of Newcastle - 25min walk (1.6km)-- McDonald Jones Stadium - 7min drive (3.1km)-- John Hunter Hospital - 8min drive (2.9km) or 30min walk via Jesmond Park-- Newcastle CBD & beaches - 18min drive 8.5km-- Approx. weekly rental return: in the vicinity of \$630-- Approx. council rates per quarter: \$490-- Approx. water rates per third: \$300 (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.