

46 Errington Avenue, New Lambton, NSW 2305



House For Sale

Monday, 8 July 2024

46 Errington Avenue, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 488 m2

Type: House



Myah Hassan
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Larissa Wood
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\$1,100,000-\$1,200,000

Welcome to 46 Errington Avenue, New Lambton! This charming 3 bedroom, 1 bathroom house is the perfect place to call home being recently renovated and an absolute delight. The open plan living area is light filled with split system air conditioning and timber look tiling floors, flowing through to the separate dining area with stunning timber doors & fireplace. Property Features include:

- 2x Bedrooms with the option to turn the second living area back to a third, both with ceiling fans and built-ins.
- Modern kitchen with ample cupboard space & gas cooking
- Freshly painted, new flooring & blinds throughout
- Fully fenced yard with rear lane access and lush, private gardens
- Timber rear deck, perfect for the entertainer or simply enjoying a morning coffee
- With a garage space for 1 car and open parking spaces for 3 more, parking will never be an issue.
- Short walk to local schools, parks and Adamstown train station
- Zoned for New Lambton South Public School and Kotara High School
- 2.1km to Westfield Kotara Shopping Centre
- 3.8 km to John Hunter Hospital
- 7.3 km to Newcastle CBD
- Set on a 488sqm (approx.) block
- Water Rates: \$391.46 (approx.) per quarter
- Council Rates: \$373.65 (approx.) per quarter

Located in a desirable neighbourhood, Errington Avenue is close to schools, parks & local amenities, do not miss the opportunity to make this house your new home.