

# 46 Robinson Avenue, Lambton, NSW 2299

## House For Sale

Sunday, 23 June 2024

46 Robinson Avenue, Lambton, NSW 2299

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 535 m2

Type: House



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## AUCTION

Peacefully nestled between beautiful Jesmond Park and the vibrant array of shops and eateries on Elder Street, this brick and tile home flows over an easy-care single level. Low maintenance in design, the lounge room and two of the bedrooms draw in beautiful northerly sunshine throughout the day filling the home with lovely natural light. The free flowing floorplan encompasses a modern white kitchen sporting stone benches and gas cooking. You'll love the seamless connection to the covered alfresco and paved courtyard making outdoor entertaining and relaxation a pleasant affair. All three bedrooms are fitted with built-in robes served by a pair of neat and tidy bathrooms. Plus, a thoughtfully included study nook provides a dedicated space for work, ensuring a balanced lifestyle. An internal laundry, and access into the double garage ties the bow. This home is exceptionally comfortable and move-in ready yet also offers the chance for you to add your own personal touches and make it truly yours for years to come. John Hunter Hospital is a pleasant bush stroll or 8 minute drive away, and Lambton Public School and St John's Primary are nearby making this a great location for families, while the easy up-keep nature of the home will appeal to downsizers and investors alike. - Single level brick and tile home on north facing 535sqm block - Front porch overlooks peaceful bush reserve - Spacious, open plan living and dining - Modern kitchen with gas cooktop, electric oven and dishwasher - Main bedroom with ensuite overlooks alfresco - Updated three-way bathroom with bathtub and separate shower - Private study/office space - Ducted air conditioning - Double garage with automatic door, ample storage space and internal access - Covered alfresco overlooks tidy, established gardens and garden shed - Zoned for highly sought-after Lambton Public School and Lambton High School - University of Newcastle - 3km, Newcastle Interchange - 8km, M1/Hunter Expressway - 11km\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.