

53 Wallarah Road, New Lambton, NSW 2305

House For Sale

Wednesday, 26 June 2024

53 Wallarah Road, New Lambton, NSW 2305

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 474 m2

Type: House



Dale Slater
0249260600



Craig Rosevear
0249260600

Guide \$900,000 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East NSW 2300

When it comes to raising a family, it's hard to go past New Lambton. With two of the region's top-performing public schools, a plethora of sporting fields, and a great neighbourhood shopping and café strip, it's no wonder this area is highly sought-after. Finding a spot here can be challenging, but that's where 53 Wallarah Road comes in. This charming three-bedroom home is ideal for entry-level buyers, offering you the perfect opportunity to get your foot in the door and add value along the way. The home already boasts charming timber floors, an ornamental fireplace, and elegant cornices. Paint up the interiors, renovate the original kitchen and bathroom, and add a few designer touches, then, sit back, relax, and watch the lifestyle and resale value of this traditional home soar. With a sunny lounge room, separate dining area, and a rare triple car garage, this home has plenty of space and character. Just a five-minute stroll from New Lambton's bustling village, you'll have an array of cafes, restaurants, and entertainment options at your doorstep. Enjoy a night out at West's without the need for an Uber home, and do an easy grocery run at the local IGA. Plus, with John Hunter Hospital and McDonald Jones Stadium close by, everyday life becomes a breeze.

- Classic three bedroom home on level 474.2sqm block
- Sunny lounge room with a/c, timber floors and gas connection for heater
- Dining nook plus eat-in kitchen with electric cooking
- Original bathroom with bath, shower and separate w/c
- Covered entertaining area overlooks level backyard with raised veggie beds
- 15.7m long garage with power, additional parking on driveway
- Moments from Ritchies IGA, Westfield Kotara, West's Leagues Club
- 700m - New Lambton Public School, 750m - St Therese's Primary, 880m - Lambton High, 1km - HSPA
- 5km/10mins drive to Newcastle city centre, 6km/12mins to Bar Beach

Outgoings: Council Rates: \$2,620 approx. per annum
Water Rates: \$915.72 approx. per annum

This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits.

Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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