

6 Durham Road, Lambton, NSW 2299

Salt

House For Sale

Tuesday, 25 June 2024

6 Durham Road, Lambton, NSW 2299

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 445 m2

Type: House



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Auction Guide \$1,000,000 - \$1,100,000

Auction Location: On Site Nestled within walking distance to Lambton Park and pool, as well as the shops, eateries, and medical suites along Elder Street, find an original weatherboard property that's packed with potential. Sited on a 445.2sqm corner block with a prized north facing backyard and dual frontage to Wallarah Road, it's clear this home is ready for a 21st century update, making your options truly exciting here. You could renovate and extend the current home adding more accommodation, a deck and a pool. Embrace a clean slate and explore the possibility of a contemporary new dual-level rebuild, or alternatively, capitalise on the dual access and build two homes, allowing you to live in one and sell the other, all subject to council approval of course. With a few modest upgrades, you could rent out this 4-bed, 2-bath home, generating an income while plans and permits are being approved. Lambton village is loved for its friendly neighbourhood café and shopping scene and corner pubs offering great bistro fare, and of course the legendary Flamingos Live (previously Lizotte's) for dinner and a show. The local public and high schools are high performing and sought-after by families. Enjoy the added convenience of being close to John Hunter Hospital, West's Leagues Club, and McDonald Jones Stadium, making everyday life fulfilling. - 445.2sqm block with north facing backyard with fruit trees - Approximate block dimensions 12.19m X 36.58m - zoned R2 - Double garage accessed via Wallarah Road - Currently configured as separate lounge and dining, 4 beds, 2 bath, plus study - Retro electric-equipped kitchen - 1.7km to St John's Primary and Lambton Public School, 300m to Lambton High - 4.4km/9mins to Newcastle Interchange, 12km/15 mins to M1 and Hunter Expressway 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.