

79 Lambton Road, Waratah, NSW 2298

LANE CAMPOS

House For Sale

Wednesday, 19 June 2024

79 Lambton Road, Waratah, NSW 2298

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 467 m2

Type: House



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\$795,000 - \$870,000

Step into this welcoming residence, where contemporary chic meets timeless charm. The home boasts updated elements, offering a lifestyle with its generous infusion of sunlight and distinct zones for family living. It's an idyllic sanctuary for those who cherish the harmony of indoor comfort coupled with the ease of outdoor tranquillity, all wrapped up in a package of effortless elegance and practicality. The allure of this property is further enhanced by its easy care and secure manicured garden and ample parking space. Ready for immediate enjoyment, this exquisite home is set in a prime location, a stone's throw away from schools, lush parks, vibrant shopping districts, and seamless public transport connectivity. This home is a turnkey treasure, awaiting your arrival with no further investment needed - simply unpack and savour the lifestyle it offers.

Highlights:-- Three bedrooms - two with built-in robes-- Original charming details retained - polished floorboards, decorative fireplace, timber fretwork, high ceilings-- Modern kitchen with stone work tops, breakfast bench and quality appliances-- Updated family bathroom with bathtub-- Separate laundry with second W.C-- Air conditioning and ceiling fans-- Recent updates - double glazed windows at the front of the home, freshly painted interior/exterior, refreshed gardens, upgraded hot water system-- Covered alfresco overlooking the level, fenced garden-- Approx. 467.9m²-- Two single garages with workshop space and electric garage door - perfect storage options-- Off street parking for additional vehicles

Here and there:-- School catchment - Waratah Public School - 9min walk (650m), Callaghan College Waratah Campus - 3min drive (1.3km), Callaghan College Jesmond Senior Campus - 5min drive (2.7km)-- Waratah Village - 3min drive (1.1km)-- Cameron Park Playground - 5min walk (300m)-- Braye Park - 13min walk (1km)-- Calvary Mater Hospital - 4min drive (1.2km)-- McDonald Jones Stadium - 5min drive (2.1km) -- Lambton Park and Pool - 13min walk (900m)-- Newcastle CBD and beaches - 17min drive (6.6km)-- Approx. weekly rental return: in the vicinity of \$590-- Approx. council rates per quarter: \$518-- Approx. water rates per third: \$305 (not incl. usage)

For more information, please contact Dave or Damian on 4967 6770

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