

1/111 Hobart Road, New Lambton, NSW 2305

CRAWFORD

Townhouse For Sale

Wednesday, 26 June 2024

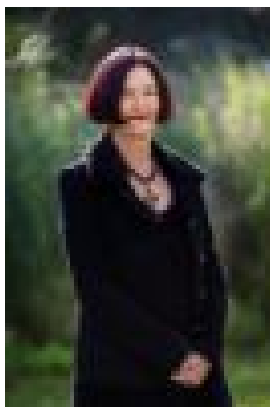
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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Margaret Jensen
0419632067

\$825,000 - \$875,000

Discover this beautifully presented Townhouse in a prime position at the front of a boutique block of five. Ideal for those looking for a light, bright low-maintenance lifestyle. Conveniently located to enjoy the popular amenities of Lambton Park, Lambton Memorial Pool and the vibrant village atmosphere of either New Lambton or Lambton this home is perfect for executive couples, downsizers, investors or first home buyers alike. Features: DOWNSTAIRS: The generously proportioned and versatile open-plan lounge and dining area welcomes you featuring high ceilings, reverse cycle air conditioning and a gas bayonet ensuring comfort all year round. The immaculate modern kitchen is well appointed with a gas cooktop electric oven and ample storage. The adjoining dining area opens to a fabulous sunny paved rear courtyard – ideal for al fresco meals and entertaining with the added advantage of side access. The spacious laundry off the kitchen has internal access to the generous single garage with auto door for all weather convenience. A powder room off the laundry provides added convenience, especially when entertaining outdoors. UPSTAIRS: Three good-sized bedrooms, each with built-in wardrobes are serviced by ducted air conditioning while the master bedroom also includes a ceiling fan for added comfort. All bedrooms are carpeted with fresh, high-quality carpets that present like new. For those who work from home the 3rd bedroom provides an ideal option as a home office. The bathroom boasts timeless neutral tones and offers a bath and separate shower with the benefit of a separate wc. Storage is well catered for with an under stair cupboard, a large linen press upstairs and shelving in the garage. Local Amenities: Enjoy the 1st Class facilities of the nearby Western Suburbs Leagues Club, the family friendly neighbourhood pubs and the café culture of New Lambton and Lambton. Zoned for New Lambton Public School and Lambton High School CONTACT MARGARET JENSEN TO INSPECT 0419 632 067 Council rates: approximately \$448/qtr Water rates: per annum approximately \$984 Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.