

8/84 Regent Street, New Lambton, NSW, 2305

LANE CAMPOS

Unit For Sale

Wednesday, 7 August 2024

8/84 Regent Street, New Lambton, NSW, 2305

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Bec Williams
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The Clean Crisp Retreat

Could this be your ticket into New Lambton? Whether you plan to occupy this property or are an investor - you absolutely need to check this one out. The property boasts a brilliant location that is walking distance to everything you need and has been transformed with modern updates.

This single level property is filled with light, thanks to an advantageous corner position and Northern aspect. The complex of 8 is quiet, neat & well managed. Rear lane access provides incredibly convenient parking and a potential positive, for long term land value & future use.

Highlights:

- Main bedroom with ensuite & built in
- Updated kitchen overlooking common garden
- Light filled & open living area
- Air-conditioning
- Bonus internal storage
- Insulated ceiling
- Secure, shared laundry with a bonus W.C
- Covered carport access via Regent Lane

Here and there:

- School catchment: New Lambton Public School 2min walk (190m), Lambton High School - 17min walk (1.2km)
 - New Lambton Village - 2min walk (140m)
 - Lambton Pool - 11min walk (800m)
 - Lambton Park Playground - 2min drive (1.1km)
 - Wests New Lambton - 6min walk (350m)
 - Lambton Park Tennis Courts - 3min drive (1.6km)
 - Blackbutt reserve - 6min drive (2.9km)
 - Westfield Shopping Centre and Kotara Homemaker Centre - 7min drive (2.8km)
 - John Hunter Hospital - 6min drive (2.7km)
 - Newcastle CBD and beaches - 16min drive (6.5km)
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- Approx. weekly rental return: in the vicinity of \$380pw
 - Approx. council rates per quarter: \$400
 - Approx. water rates per third: \$255 (not incl. usage)

For more information, please contact Damian Rafty or Bec Williams on 4967 6770.

Disclaimer:

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