

**4/185 Kings Road, New Lambton, NSW 2305**



**Villa For Sale**

Sunday, 23 June 2024

4/185 Kings Road, New Lambton, NSW 2305

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: Villa**



Peter Aloupis  
0249261188



Cassandra Orford  
0249261188

## Buyers Guide \$595,000

Enjoy low-maintenance living in a central location. Perfectly suited to downsizers, first home buyers or astute investors, this single-level brick villa sits within a quaint complex of just five. Well-presented and maintained, the functional kitchen features ample storage while the open-plan living and dining area is a lovely light-filled place to relax. The living area flows through to a sunny and spacious courtyard, perfect for alfresco entertaining. Two bedrooms feature mirrored, built-in robes, serviced by a tidy bathroom with a combined bath and shower. A single garage with internal access features a separate laundry. Primely positioned, this property boasts excellent accessibility. Adamstown Train Station, New Lambton South Public School, and St Pius X High School are within walking distance, and it's only 2km to Westfield Kotara. Get back to nature in nearby Blackbutt Reserve or Glenrock State Conservation Area, with easy access also provided to the John Hunter Hospital. Leisure amenities are plentiful too – from Merewether Golf Club to Newcastle Entertainment Centre and beyond to the refreshing Ocean Baths, there's something for everyone within a 5km radius.

- Single-level brick villa in boutique complex of five
- Well-presented and maintained
- Open plan kitchen, living and dining area connects with the outdoors
- Sunny, private courtyard for alfresco relaxation or entertaining
- Two bedrooms with mirrored, built-in robes and ceiling fans
- Combined bath and shower
- Split system air-conditioning
- Single garage
- 400m walk to Adamstown Train Station, 550m to New Lambton South Public School, 1.1km to St Pius X High School
- 2km to Westfield Kotara, Merewether Golf Club (approx.)
- 3km to Newcastle Entertainment Centre, Blackbutt Nature Reserve (approx.)
- 4km to John Hunter Hospital, Glenrock State Conservation Area (approx.)
- 5km to Merewether Ocean Baths, 5.5km to Newcastle CBD (approx.)
- Low strata fees; \$607 per qtr approx.
- Council rates: \$1,650 p.a. approx.
- Water rates: \$796 p.a. approx.