

5/24 Evescourt Rd, New Lambton, NSW, 2305

CRAWFORD

Villa For Sale

Wednesday, 7 August 2024

5/24 Evescourt Rd, New Lambton, NSW, 2305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa

A sanctuary crafted with meticulous attention to detail

Welcome to this impeccably renovated villa, meticulously upgraded over 2023 and 2024 to offer the perfect blend of modern luxury and functional design. Nestled at the back of a small block of six villas, this home ensures peace and privacy while being bathed in natural light. This home has been created with thought and care, ensuring it is clean, sunny, and bright, making it a delightful home.

Key Features:

- *Modern Kitchen: The brand new kitchen boasts natural gas cooking, ensuring efficiency and ease for all your culinary adventures.
- *Climate Control: Enjoy year-round comfort with reverse cycle air conditioning and ceiling fans throughout, including a fan in the master bedroom.
- *Stylish and Safe Flooring: The living spaces feature slip-resistant, visually appealing flooring, combining safety with style.
- *Bedrooms: The bedrooms come with built-in wardrobes, providing ample storage. The master bedroom is enhanced with a ceiling fan for added comfort.
- *Garage: The garage is equipped with glossy epoxy flooring, known for its durability and versatility. An automatic garage door adds convenience.
- *Laundry and Outdoor Space: The separate laundry room leads to a charming, fully fenced paved outdoor area, creating your own quiet haven for relaxation.
- *Bathroom: The bathroom features both a bath and a shower, catering to all preferences.
- *Abundant Storage: Designed with ample storage solutions, you will find plenty of space to keep your belongings organized.

This villa in New Lambton is not just a place to live, but a sanctuary crafted with meticulous attention to detail. Discover the perfect blend of comfort, style, and practicality in this beautiful home.

Zoned for highly sought after New Lambton Public School and Lambton High School.

Council rates: \$1,756 approximately per annum

Water rates: \$795 approximately per annum

Strata rates: \$637 approximately per quarter

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.