

**99 Durham Road, Lambton, NSW, 2299**



**Villa For Sale**

Wednesday, 31 July 2024

99 Durham Road, Lambton, NSW, 2299

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**

## Tidy Standalone Torrens Title Villa – A Golden Opportunity

Discover this 2-bedroom standalone, Torrens Title villa in the heart of Lambton, lovingly maintained by its original owner for over 20 years. This low-maintenance property offers a wonderful blend of character and potential and is a golden opportunity for first home buyers seeking an affordable and fresh selection. Investors will appreciate the strong rental potential in this sought-after location, while downsizers will find it just the right size for simplifying life without sacrificing comfort. Don't miss this chance to make it your own.

### Key Features:

- 2 Bedrooms: 2 neat and tidy bedrooms, each featuring built-in wardrobes
- 2 Bathrooms: Functional bathroom with a separate toilet, plus an additional toilet in the laundry
- 1 Garage: Single garage with an automatic door

### Interior Highlights:

- Living Room: The large lounge room boasts a big window that fills the space with natural light, complemented by an air conditioning unit for added comfort.
- Kitchen and Dining: The compact, tiled kitchen is adjacent to a cozy dining room, creating a functional space for cooking and meals.
- Storage: A deep linen cupboard provides ample storage.

### Exterior Features:

- Outdoor Spaces: Enjoy the back yard from a charming verandah, perfect for creating your own sanctuary. Additionally, a sheltered outdoor area allows for all-weather enjoyment.
- Storage Shed: An outside storage shed offers extra space for tools and equipment.
- Access: Side gate access from both sides of the villa enhances convenience.

This cute villa is a blank canvas awaiting your personal touch.

Zoned for Lambton Public School and Lambton High School.

Council rates: \$1980 approximately per annum

Water rates: \$779 approximately per annum

### 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.