

**11 Cardiff Rd, New Lambton Heights, NSW, 2305**



**House For Sale**

Saturday, 11 January 2025

11 Cardiff Rd, New Lambton Heights, NSW, 2305

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Art Deco Home on a Gorgeous Garden Block with Pool

A perfect example of the old saying "they don't build them like they used to" this art deco home has been given modern updates where it counts and sits on a large 692sqm block with a level yard for play, a semi-enclosed deck to entertain a crowd, and an inground pool adjoining a Tuscan-inspired alfresco setting for poolside meals. Graced with a relaxed single level layout, three bedrooms and a home office compliment a sequence of free-flowing living zones to give everyone space, the kitchen boasts gas cooking and plenty of room to cook up a storm, and two bathrooms service the home with ease. A drive-through carport leads into a 10.4m deep lock-up garage to provide room to house the cars or work on weekend projects. The address doesn't disappoint either, being within 4km of the John Hunter Hospital, excellent schools, Blackbutt Reserve and the region's two largest shopping centres.

- Beautiful brick and tile home with great street appeal and manicured gardens front and rear
- Island kitchen featuring modern appliances and warmed by timber accents
- Bright and airy living zones grounded by polished floorboards, one extending outdoors
- Large and enclosed deck plus a paved and vine-covered gazebo located poolside
- Three bedrooms, all double-sized or above, two with a BIR, master with a WIR
- Large home office that could easily double-up as a fourth bedroom if needed
- Full family bathroom plus a master ensuite, laundry located at the rear of the garage
- Ducted air conditioning throughout with ceiling fans fitted in all bedrooms
- Lawned backyard lined with mature trees and highlighted by a gleaming inground pool
- Childcare nearby; zoned for New Lambton Heights Infants and Lambton High Schools
- Minutes from New Lambton's café culture, corner pubs and bespoke shopping

We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.