

**15 Glossop St, New Lambton, NSW, 2305**

**House For Sale**

Friday, 25 October 2024

**SIMON WALL**  
PROPERTY

15 Glossop St, New Lambton, NSW, 2305

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Simon Wall

0413424062

## Perfect Fusion of Federation Era with Contemporary Living

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Thoughtfully designed to blend the perfect fusions of federation charm with the finest of modern, contemporary living this completely renovated and meticulously maintained residence calmly awaits the lucky new home owners to move in and enjoy. Deceptive in size and resting on a flat 569sqm parcel of prime land, in a quiet, family friendly location this home ticks all the boxes and we can not wait to meet the lucky new home owners!

From the moment you step inside this character filled, charming family home you are instantly welcomed by a grand entrance hallway, 10ft high, decorative ceilings, polished hardwood timber flooring and the calm feeling you have arrived home. The new owners will appreciate the fact that there is a large secondary living area at the front that presents beautifully for growing families who require their own space at opposite ends of the house.

All of the bedrooms are generous in size with decorative ceilings and fans, while three of the four bedrooms feature floor to ceiling wardrobes. The master bedroom sits alongside a 5th bedroom or home office and is the perfect parents style retreat that enjoys a walk in robe and beautifully crafted ensuite. One of the bedrooms has an ornamental fireplace and another boasts the beautiful leadlight windows that typify the character of homes built in the federation era.

Moving down the hallway you are greeted by the stunning main bathroom that services the front 4 bedrooms and separate lounge room. The main bathroom bathes in an abundance of natural sunlight courtesy of the high ceiling and skylight, plus also features a large shower with dual shower head, free standing bathtub a dual sink top vanity.

This well balanced, stunning home just keeps on giving and further down the grand hallway you reach the back of the home. This is where you will fall in love with the spacious, open plan living area and well appointed kitchen which is perfectly placed for families who love to entertain.

The spacious galley style kitchen showcases Caesarstone benchtops, gas top cooking, quality stainless steel appliances and plenty of storage space. This entertainer's kitchen is complimented by the enormous walk-in pantry combined laundry room. With a little bit of your own personality and imagination this oversized space could easily be converted into a butlers pantry which would be a real hit.

This spacious open plan layout provides a harmonious, free flowing floorplan that integrates seamlessly with the outside entertaining decks and private backyard. There is ample room for the kids to play, space for a pool if you choose, plus this opportunity comes with the added bonus of drive through access from the rear of the garage into the yard.

Conveniently located a pleasant 400m stroll from Mackie Avenue Playground, 700m walk from New Lambton shops, cafes and restaurants, plus McDonald Jones Stadium, 1km from New Lambton South Public School, 1.5km to Alders Park Playground, sports fields and bowling club, plus Adamstown Station nearby, everything you need for a happy family life surrounds this fantastic, family friendly location.

- Major Renovations, upgraded, improvements and extension from 2020
- Large well lit attic storage space with access through study/5th bedroom ceiling
- Reverse cycle air conditioning in front living room and back lounge room area
- Natural gas cooking and bayonets in loungeroom
- Home completely insulated throughout in 2020
- Zoned for New Lambton South Public School and Kotara High School
- Land size 569sqm, Water Rates \$915.70 pa, Council Rates \$2,650 pa

Disclaimer: All information contained herein is subject collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.

