

20 Avondale Road, New Lambton, NSW, 2305

House For Sale

Friday, 1 November 2024

20 Avondale Road, New Lambton, NSW, 2305

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Ryan Houston
0249260679

Weatherboard wonder with detached studio and rear lane access

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com

Nestled behind an endearing white picket fence in the ever-popular locale of New Lambton, this delightful weatherboard home combines classic appeal with thoughtful updates.

Step inside to find two cozy bedrooms with built-in robes, and a separate lounge room that flows into a sunroom – perfect for morning coffee or afternoon unwinding.

The stunning kitchen is a true centerpiece, boasting a sleek design and a large island bench that provides ample space for cooking and gathering. Adjacent, a dining area with a feature fireplace adds warmth and character to every meal.

Lovely bi-fold doors open onto an undercover patio area, complete with a built-in outdoor kitchen including a sink, cupboards & bar fridge, creating an ideal indoor-outdoor flow that is perfect for entertaining. The spacious courtyard also boasts travertine paving, landscaped backyard with professionally designed gardens providing more room to relax or play. Adding even more versatility, the detached garage includes an upstairs studio and second bathroom, offering a private space for guests, home office or a creative retreat.

The prized location offers close proximity to New Lambton Village, quality schools, and the beloved Lambton Park. With Westfield Kotara and the John Hunter Hospital just moments away, this home truly blends charm, comfort, and convenience for modern living.

- Delightful two-bedroom home with detached studio
- Stunning, crisp white kitchen with large island bench & breakfast bar, four burner gas top and plenty of cupboard storage
- Modern bathroom with timber vanity
- Both bedrooms offer built-in robes
- Laundry with additional WC
- Dining room with feature fireplace and air-conditioning
- Separate lounge room and sunroom
- Convenient rear lane access to a single garage, upstairs studio and second bathroom
- Lovely outdoor entertaining area with built-in outdoor Kitchen
- Sought after location of New Lambton close to local shopping village, schools and parks

Outgoings:

Water rates - \$933 p.a. approx.*

Council rates - \$2,369 p.a. approx.*

This property is being sold under the Friendly Auction System.

An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction.

Flexible deposit and settlement conditions are also available by negotiation with the agent if required.

Offers can also be made prior to auction and each offer will be assessed on its merits.

Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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