

# 23 Durham Road, Lambton, NSW, 2299

## House For Sale

Tuesday, 26 November 2024

23 Durham Road, Lambton, NSW, 2299

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## A PICTURE PERFECT COTTAGE WITH TIMELESS CHARM IN LAMBTON!

### Property Highlights:

- A beautifully presented home spanning two levels set in an ideal location
- Large open plan living and dining area with split system air conditioning
- Stylish kitchen with a 30mm granite waterfall benchtop, soft close cabinetry, an island bench, gas cooking and quality appliances
- Four bedrooms, all with split system air conditioning and ceiling fans, two with walk-in robes
- A bathroom on both levels of the home, one with a large corner bath/shower combination
- Cypress pine hardwood floors, soaring ornate ceilings, plantation shutters, plush new carpet upstairs and a freshly painted interior
- Covered alfresco area with outdoor roller blinds, downlights and a ceiling fan
- Sparkling inground salt water chlorinated 33,000L pool with a pool house
- Fully fenced grassed yard with established trees including a range of citrus and fruit trees
- Single car garage with a carport, plus handy rear lane access offering the potential to add in a granny flat (STCA)

### Outgoings:

Council Rates: \$2,476 approx. per annum

Rental Return: \$950 approx. per week

Nestled in the heart of Lambton, this enchanting two-storey cottage, built in 1926, blends classic charm with modern comforts. Just minutes from local parks, Lambton pool, vibrant cafes, and essential services, this remarkable property offers the perfect balance of suburban tranquillity and urban convenience. Newcastle's beaches are just 15 minutes away, and Lake Macquarie is a short 20 minute drive, while premier shopping destinations like Westfield Kotara and Charlestown Square are both easily accessible.

Approaching this delightful Weatherboard and Colorbond roof built home, you'll be greeted by a charming picket fence and established gardens that frame the wrap-around front porch. The freshly repainted front deck invites you to sit and take in the lovely view, providing the ideal spot for your morning coffee.

Step inside, and the sense of warmth and elegance is immediate. A wide entryway features a striking pendant light, guiding you through a home steeped in character. Cypress pine hardwood floors flow underfoot, complemented by soaring ceilings adorned with ornate cornices and rosettes. Plantation shutters and updated paint throughout add a fresh, contemporary touch, while new carpet upstairs completes the feeling of understated luxury.

The downstairs bedrooms are private retreats, both featuring plantation shutters, a ceiling fan, and split-system air conditioning. One bedroom enjoys a sunroom that doubles as a walk-in robe, while the other includes a decorative fireplace, adding a touch of historic charm. The main bathroom is located close by, featuring a floating vanity and a shower.

The carpeted staircase leads to the upper level, where you'll discover a versatile living space, currently styled as a study. The upstairs bathroom, with its farmhouse style basin, and a corner shower and spa bath combo, offers both practicality and indulgence.

French doors in the main bedroom open to treetop views, creating a tranquil escape. This master suite also boasts a ceiling fan, split-system Mitsubishi air conditioning, plantation shutters, and a walk-in robe for added convenience.

The fourth bedroom, a massive king-sized space, features new carpet, a ceiling fan, and air conditioning.

Downstairs, the open-plan living and dining areas are cleverly zoned, offering comfort with a split-system Mitsubishi air conditioner. The kitchen is a chef's delight, showcasing a 30mm granite waterfall benchtop, an island bench, soft close

cabinetry, a stainless steel splashback, and premium appliances including a Bosch dishwasher, a four-burner gas cooktop, and a DeLonghi oven.

Step outside to the covered alfresco area, where outdoor blinds, downlights, and a ceiling fan ensure year-round comfort. Beyond lies a sparkling 33,000L inground saltwater chlorinated pool, fully fenced, partially with glass panels for a modern touch. A nearby pool house completes this outdoor oasis.

The backyard is a gardener's dream, with citrus, plum, pear, olive, pomegranate, and a passionfruit vine thriving among the lush greenery. Fully fenced with rear lane access off Durham Lane, this incredible property offers the potential for a granny flat (subject to Council approval of course).

A single garage with an attached carport offers off street parking, while modern conveniences like NBN fibre to the node and gas hot water provide added ease.

This home truly has it all, offering the perfect blend of character, functionality, and location. With a large volume of enquiries expected, we encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.

Why you'll love where you live;

- Set within walking distance of the local pool, clubs and lovely parklands to enjoy
- Within a short walk of McDonald Jones stadium and surrounding sporting facilities
- 10 minutes to Westfield Kotara, offering retail, services, dining and recreation options close to home
- A breezy 15 minute drive to the city lights and beaches of Newcastle
- 20 minutes from the shores of Lake Macquarie

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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