

25 Jellicoe Parade, New Lambton, NSW, 2305

LANE CAMPOS

House For Sale

Tuesday, 24 December 2024

25 Jellicoe Parade, New Lambton, NSW, 2305

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 660 m2

Type: House



Bec Williams

0249676770

The Premier Setting

Our office is currently closed for the festive season. This property is for sale however we won't be able to show you through it until we reopen. The first open home will be on Saturday, January 11th January.

For information including inspection times, pest/building reports, contract and all the important facts and figures, please send us an online enquiry and we will send you through all of the details.

Positioned in a highly coveted location and radiating impeccable curb appeal, this exceptional home is a haven for those who value lifestyle and luxury. Boasting expansive formal and informal living spaces, along with a sprawling studio retreat, it offers the perfect balance of togetherness and privacy, making it an entertainer's dream.

With rich Blackbutt hardwood floors, and thoughtfully chosen finishes, the interiors exude warmth, light, and sophistication. Every corner has been lovingly designed and meticulously maintained, ensuring a seamless blend of comfort and style.

Offered for the first time, this cherished residence invites new owners to step into a space crafted for effortless living. Immaculately presented and poised in a premier setting, this rare gem is an unmissable opportunity for discerning buyers who appreciate the prestige of its address and the unparalleled quality of this family home.

Highlights:

- Five bedrooms - all with built-in robes
- Master suite includes ensuite, walk-in robe and private covered balcony
- Ducted air conditioning and ceiling fans
- Open plan kitchen with quality appliances, five burner gas cooktop, double electric ovens, stone benches, butler's pantry with walk-in cupboard and fitted beer taps and keg fridge
- Generous living and dining - flowing to covered alfresco. The perfect in/outdoor entertaining space
- Separate family room on upper level
- Luxe family bathroom with separate W.C
- Home office/study
- Powder room and laundry on lower level
- Built in 2018
- Covered deck with privacy screening, gas bayonet for a BBQ and shade blinds installed
- Low maintenance back yard with pool
- Amazing garage, with remote door access - space for four vehicles plus workshop areas and shelving
- Large studio space adjoining the garage - perfect for teenage retreat and entertaining by the pool. Including a kitchenette, bathroom, plus an expansive loft room for games and relaxing. Stacker doors open from the dining space to the pool zone.

Here and there:

- School catchment: New Lambton South Public School - 13min walk (1km), Kotara High School - 7min drive (3.5km)
- New Lambton café and retail - 13min walk (900m)
- Mackie Avenue Reserve and Playground - 3min walk (250m)
- Westfield Kotara - 5min drive (2.3km)
- Blackbutt Reserve - 5min drive (3.1km)
- Fernleigh Track - 7min ride (1.6km)
- Merewether Beach & Ocean Baths - 12min drive (5.5km)
- Adamstown train station - 12min walk (1km)

- Approx. weekly rental return: in the vicinity of \$1,200
- Approx. council rates per quarter: \$662

-- Approx. water rates per third: \$300 (not incl. usage)

For more information, please contact Bec Williams on 4967 6770.

Disclaimer:

All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.