

30 Watson St, New Lambton, NSW, 2305

House For Sale

Thursday, 28 November 2024

LISA·MACKLIN
PROPERTY

30 Watson St, New Lambton, NSW, 2305

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Type: House

Dual-Return or Future Family Home

Solid brick purpose built originally as a dual income residence that can continue as is or perhaps be converted to a generous single residence and gain entry into a blue-chip suburb. Its current configuration is as a 2-bedroom/1-bathroom front residence completely renovated in 2023 to include a new bathroom and new kitchen with granite benchtops and a 3-bedroom/1-bathroom at the rear. Each dwelling has generous living areas, air conditioning, their own laundry and separately metered electricity. The rear dwelling includes a grassed yard, generous garage and storage room. Facing north, the backyard is fully fenced and easy to maintain and there are off-street parking options in the front yard. Just over a block from Novocastrian Park and 1km to Blackbutt Hotel and its charming village shops, here is an opportunity that will appeal to buyers at all stages of life.

- Character-rich, modernly appointed and currently configured for dual occupancy
- One x two bedroom and a three bedroom home, both in excellent condition
- Open plan living + balcony in front home, connected living and dining area in rear
- Modern kitchens and bathrooms – not another cent needs spending
- Large bedrooms with four featuring a built-in robe to optimise storage
- Set on a private block needing little upkeep, framed by a white picket fence
- 1900m to Westfield Kotara for a shop 'til you drop or cinema experience
- 1700m to Adamstown Station, 3400m to John Hunter Hospital
- 6.5km to Newcastle CBD and its surrounding beaches, harbour and nightlife

Current Rent: Total \$1,040.00 Per Week

Rent Potential: Total \$1,050.00 Per Week

Council Rates: \$2,664 PA Approx.

Water Rates: \$905 PA plus usage Approx.

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