

55 Railway Road, New Lambton, NSW, 2305

LANE CAMPOS

House For Sale

Tuesday, 24 December 2024

55 Railway Road, New Lambton, NSW, 2305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Bec Williams
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The Impeccably Presented Home

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 inspection will be on Saturday, 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.

Nestled on a substantial parcel of land in a serene, family-friendly neighbourhood, this charming residence is sure to captivate. Blending timeless character with modern comfort, this impeccably presented home boasts a thoughtfully designed layout, awash with natural light and enriched by soulful details that whisper stories of its heritage.

At the heart of the property lies an alfresco haven, extending from the kitchen and dining area, and offering a picturesque outlook over the manicured backyard - a perfect retreat for both relaxation and entertaining.

Set in a sought-after pocket of prestigious New Lambton, this private oasis is mere moments from essential amenities, schools, and cafes, offering unparalleled convenience. With its blend of warmth, style, and potential, this is a home ready to embrace your vision and transform into the dream you've been waiting for.

Highlights:

- Three bedrooms - all with robes
- Ducted air conditioning
- Updated family bathroom with bathtub and under floor heating
- Generous block - approx. 512.2m² with securely fenced back yard
- Renovated kitchen with island bench, electric cooking with separate oven and grill and a view over the rear garden
- Open plan lounge and dining
- Covered alfresco - the perfect spot for relaxing and entertaining
- Preserved decorative elements throughout the home
- Separate laundry
- Single garage with remote door, plus off-street parking for additional vehicles

Here and there:

- School catchment: New Lambton Public School 11min walk (800m), Lambton High School: 4min drive (1.8km)
- New Lambton café and retail precinct: 14min walk (1km)
- Lewis Oval: 2min walk (130m)
- Lambton Pool and Lambton Park: 10min walk (800m)
- Elder Street cafés and retail hub: 15min walk (1.1km)
- John Hunter Hospital: 5min drive (2.2km)
- Newcastle University Callaghan Campus: 9min drive (5.0km)
- Merewether Beach: 15min drive (6.9km)

- Approx. weekly rental return: in the vicinity of \$720
- Approx. council rates per quarter: \$564
- 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.