

3/287 Lambton Road, New Lambton, NSW, 2305

Unit For Sale

Friday, 15 November 2024

3/287 Lambton Road, New Lambton, NSW, 2305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Lock Up and Leave or Stay and Play – Pristine Unit in Handy Walkable Location

This pristine lock-up-and-leave unit presents a fantastic opportunity to enjoy an easy-care lifestyle in one of New Lambton's most convenient locations. After 13 years of careful ownership, this home is ready to welcome its next residents with all the convenience and comfort they could wish for.

The open-plan living and dining area is spacious, light-filled, and designed for effortless living. With air-conditioning and dual ceiling fans, this comforting space is ideal for year-round entertaining or relaxation. An adjoining kitchen is modern and well-equipped, featuring a Simpson oven and dishwasher, a large pantry, and ample storage cupboards above and below - ready to serve the aspiring chef. From these rooms, a sliding door opens onto a covered alfresco area - the perfect spot to unwind with a glass of your favourite beverage while you watch the sun go down at the end of a busy day. This outdoor space flows onto a paved courtyard, sheltered by mature shrubs and tall fences, offering a peaceful and private retreat. For those who love the fresh scent of sun-dried clothes, a fold-out washing line is easily tucked away when not in use, helping to keep the outdoor space tidy and functional.

Within the home are two generous double bedrooms, each featuring built-in robes and ceiling fans, ensuring comfort during those hot summer nights to come. Centrally situated between the two bedrooms is a well-appointed bathroom with both a bath and shower, along with a separate toilet and an adjoining linen cupboard for extra storage.

For ease of living, the single garage is accessible from Lambton Lane and features a remote-opening door and internal access to the home, making coming and going a breeze.

The location couldn't be better. You're just a short walk from Wests and the green expanses of Lambton Park and the Pool, ideal for a morning swim or afternoon stroll. Local cafes, pubs, and the IGA are all within easy reach, while Waratah Village and Westfield Kotara offer additional shopping options nearby. Families will appreciate the zoning for New Lambton Public School and Lambton High, just a short walk away, and for evenings out, you can enjoy a meal at Lizottes or catch a game at McDonald Jones Stadium - both just minutes away. Commuters will find easy access to bus and train links, as well as rapid connections to the bypass and major arterial routes.

This home offers a low-maintenance lifestyle in a community-oriented, vibrant neighbourhood, where everything you need is right on your doorstep. Whether you're enjoying the peace of your private outdoor space, exploring the local parks, or dining at the village's renowned eateries, you'll feel right at home here. Don't miss the chance to make it yours - come and inspect today!

Features include:

- Low-maintenance lock-up-and-leave unit, perfect for easy-care living in a prime New Lambton location.
- Spacious, open-plan lounge and dining area with air-conditioning and ceiling fans for year-round comfort.
- Modern kitchen with Simpson oven and dishwasher, double sinks, and large pantry with ample storage.
- Two generous double bedrooms, each with built-in robes and ceiling fans.
- Well-appointed bathroom with both a bath and shower, along with a separate toilet, and an adjoining linen cupboard.
- Private covered alfresco area leading to a paved courtyard, surrounded by mature shrubs and tall fences for privacy.
- Single garage accessible from the lane, with remote-opening door and internal access to the home.
- Full laundry facilities are located within the garage for convenience.
- Walk to Wests, Lambton Park and Pool, local cafes, IGA, and New Lambton Public School. Only a short drive to Waratah Village, Westfield Kotara, and McDonald Jones Stadium. Easy access to bus, train links, and major arterial routes.

Outgoings:

Water rates: \$774 approx per annum

Council rates: \$1,802 approx per annum

Strata rates: \$1,045 approx per quarter

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