

5/22 Queens Road, New Lambton, NSW, 2305

CRAWFORD

Villa For Sale

Wednesday, 13 November 2024

5/22 Queens Road, New Lambton, NSW, 2305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa

Rare Offering in New Lambton - Over 55s Villas in Premier Location!

Looking to downsize? Seeking the security of an over 55s community with a low-maintenance lifestyle? Unit 5 at "Sandringham" might be just the villa you're looking for! Proudly positioned with street frontage, this north-facing home welcomes natural light into its cosy courtyard, creating a perfect outdoor retreat.

Inside, enjoy the convenience of single-level living with two well-sized bedrooms – the master featuring a ceiling fan and built-in robes, while the second bedroom includes external access to the rear. Step outside to a small deck with a view of the communal washing lines and easy access to the rest of the village. Additional features include:

- Open-plan living and dining area for relaxed entertaining
- Modern kitchen with ample bench and cupboard space
- Central bathroom and convenient linen storage
- Split-system air conditioning and ceiling fan in the living area
- Private side house access
- Low strata levy and no exit fees
- Single automatic garage for secure parking

The complex also provides a fully equipped community room with a kitchen, shower, and WC facilities. Ideally located between New Lambton Village and Blackbutt shops with quick access to the John Hunter Hospital, 15-minutes to Newcastle's CBD, this villa offers both convenience and a vibrant community lifestyle. Don't miss out-this opportunity won't last long!

Council rates: \$1,750 per annum approximately

Water rates: \$915 per annum approximately

Disclaimer:

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.