



25 ROBINSON Avenue, LAMBTON, NSW 2299

Lambton Gem Opposite Bushland

This home provides an amazing opportunity to enter this ever popular suburb. Much loved by the owner for the last 68 years, its time for a new family to create their own beautiful memories here.

The property sits slightly elevated overlooking bushland opposite the home. The perfect location to enjoy all of what Lambton and surrounds has to offer.

The 2 bedroom home boasts a generous living room, separate dining, neat kitchen with gas cooking, renovated modern bathroom, air conditioning, fireplace, original timber floorboards under the existing carpet, ceiling fans, and a sizable rear yard perfect for kids, pets, renovation, or potentially a granny flat (subject to Council approval).

Close to several well-regarded schools including sought after Lambton Public School (900m) and Lambton High School (4 mins), Lambton Park and Pool (4 mins), the University Callaghan Campus (4 mins), John Hunter Hospital and Mater Hospital (5 mins), major shopping centres and nearby cafes, while being an easy drive from the Pacific Motorway, Hunter Expressway and into Newcastle's CBD.

TYPE: Sold

INTERNET ID: 92P0769

SALE DETAILS

Guide \$660,000 to \$690,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

The features of this home are as follows:

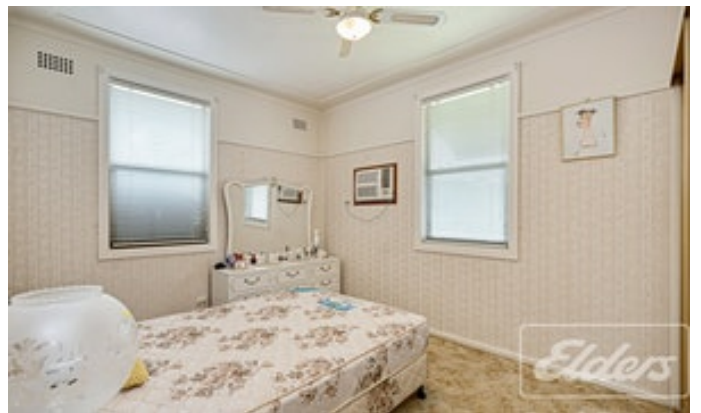
- 2 Bedrooms (main with built-in wardrobe)
- Renovated Bathroom with Shower, Toilet & Vanity
- Lounge Room with Fireplace
- Dining
- Neat Kitchen
- Laundry
- Air Conditioning
- Fireplace
- Single Garage
- Large Yard
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 577msq block

Potential Rent - \$430 per week (in current condition).

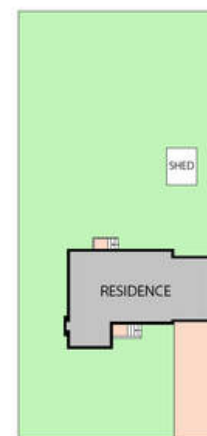
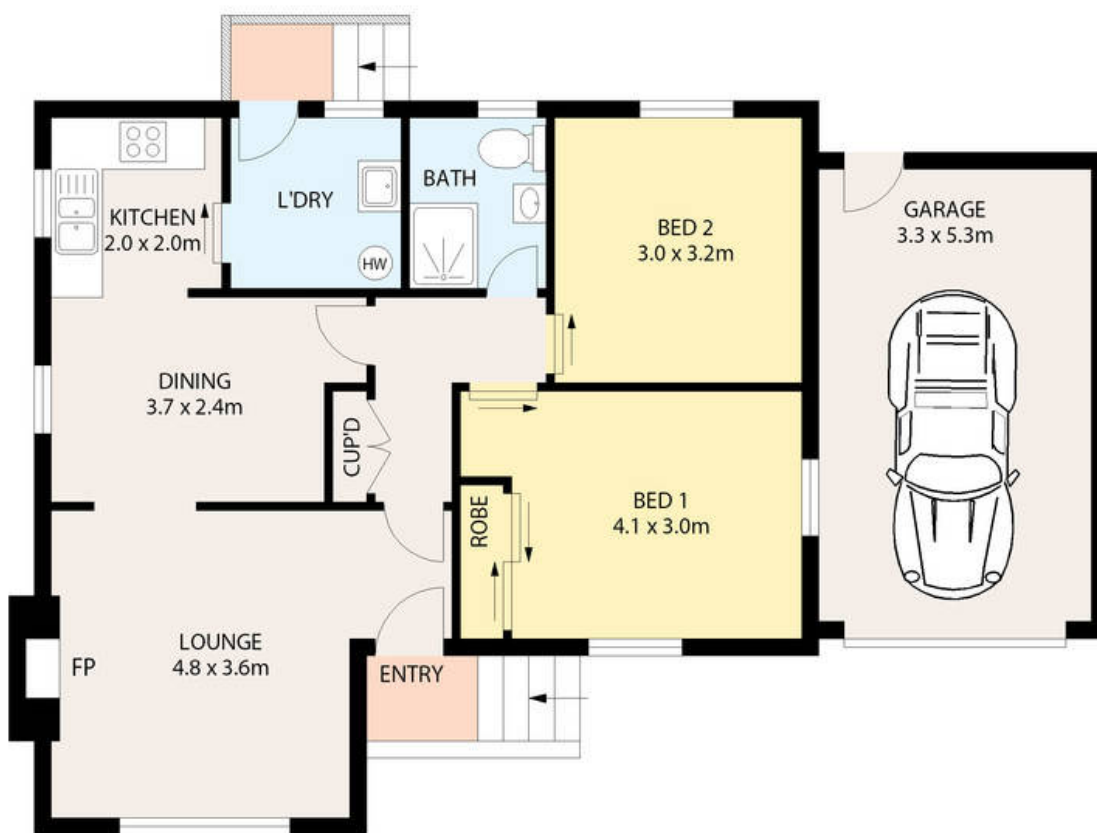
This property offers a fantastic opportunity to purchase a home in one of our regions most popular suburbs.

A contract for sale is available for your information.

- Land Area 577.00 square metres
- Building Area: 12.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage







SITE PLAN (NOT TO SCALE)



25 Robinson Avenue, Lambton



Floor and site plans are provided for marketing purposes only. Measurements are approximate and not to scale. Interested persons should rely on their own enquiries.

