



80 Dickson Street, LAMBTON, NSW 2299

Lambton Gem in Prime Location

This home provides an amazing opportunity to enter this ever popular suburb. Much loved by the owner for the last 50 years, its time for a new family to create their own beautiful memories here.

The property sits slightly elevated diagonally across the road from St John's Private School, and a short walk to Lambton Park and Elder Street shopping village. The perfect location to enjoy all of what Lambton and surrounds has to offer.

The 3 bedroom home boasts a generous lounge room with fireplace, air conditioning and access to a covered verandah, neat kitchen and dining, tiled bathroom, ceiling fans, and a secure rear yard perfect for kids, pets, or potentially a renovation (subject to Council approval).

Close to several well-regarded schools including sought after Lambton Public School (4 min walk) and Lambton High School (4 mins), Lambton Park and Pool (1 min), the University Callaghan Campus (6 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: 92P0969

SALE DETAILS

Guide \$850,000 to \$890,000

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:

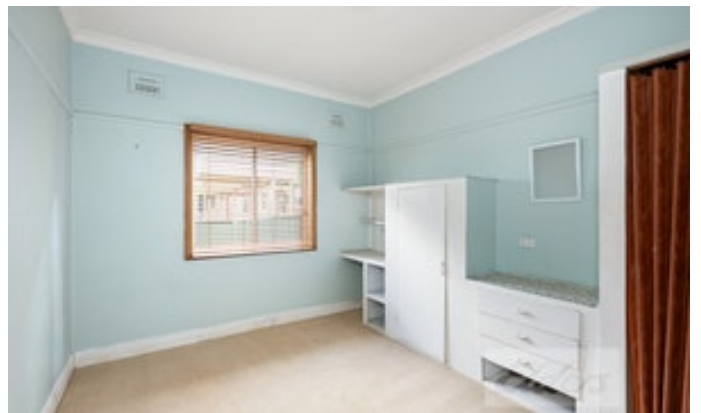
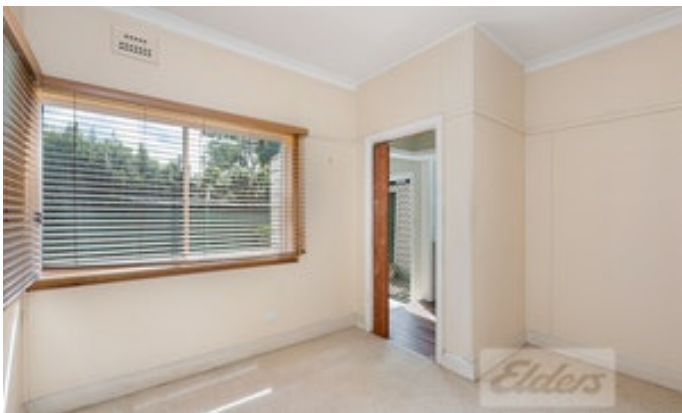
- 3 Bedrooms (main with direct access to verandah, one with built-in wardrobe)
- Bathroom with Shower, Toilet & Vanity
- Lounge Room with Fireplace
- Neat Kitchen & Dining
- Separate Toilet
- Separate Freestanding Outdoor Laundry
- Split System Air Conditioning
- Single Garage & Single Carport
- Secure Yard
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 417msq block

Potential Rent - \$600 per week (in current condition).

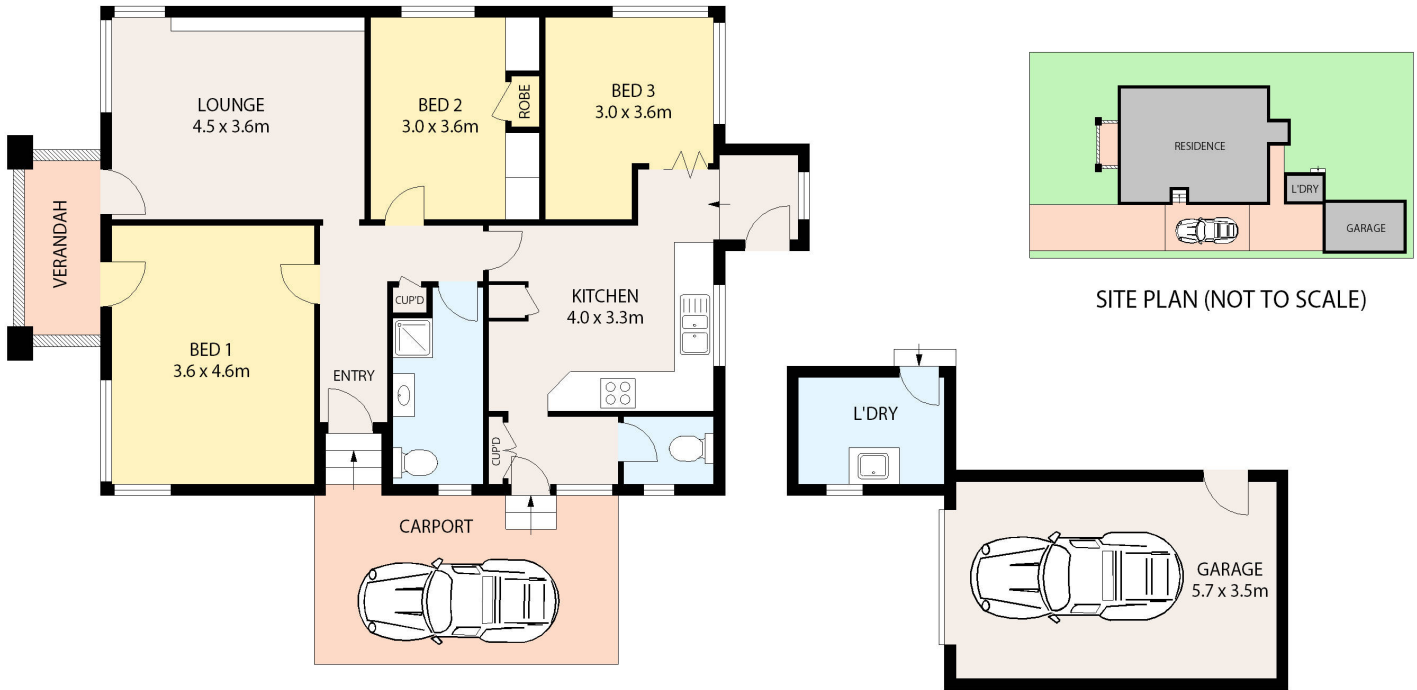
This property offers a fantastic opportunity to purchase a home in one of our regions most popular suburbs.

A contract for sale and pest and building reports are available for your information.

- Land Area 417.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport







SITE PLAN (NOT TO SCALE)



80 Dickson Street, 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.

