

## 66 Elder Street, LAMBTON, NSW 2299

### Charming Home in Blue Ribbon Location opposite Lambton Park

This home provides an amazing opportunity to enter this highly sought after suburb and embrace the Lambton lifestyle. The property sits slightly elevated overlooking the picturesque Lambton Park and its beautiful facilities and grounds, and is within walking distance of Elder Street shopping village, the beautiful Lambton library, and multiple schools. The perfect location to enjoy all of what Lambton and surrounds has to offer.

This appealing 3 bedroom home boasts a wrap-around verandah that takes in the stunning views across Lambton Park, and high ceilings with ornate fireplace, ceilings and cornices. The property has a generous lounge and dining room, kitchen and bathroom, air conditioning and access to a covered verandah and sun-filled alfresco area. The secure rear yard is perfect for kids and pets.

Close to several well-regarded schools including sought after Lambton Public School (600 metres) and Lambton High School (2 mins), opposite Lambton Park and Pool, a stroll to Lambton Library and Lambton Village shopping and all its conveniences, the University Callaghan Campus (7 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:** 92P1033

#### SALE DETAILS

**Guide \$1,100,000 to \$1,200,000**

#### 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
- Kitchen
- Bathroom with Shower, Bath & Vanity
- Lounge Room with Fireplace & direct access to Verandah
- Dining Room
- Separate Toilet
- Laundry
- Air Conditioning
- Single Carport
- Covered Alfresco Area
- Secure Yard
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 538msq block

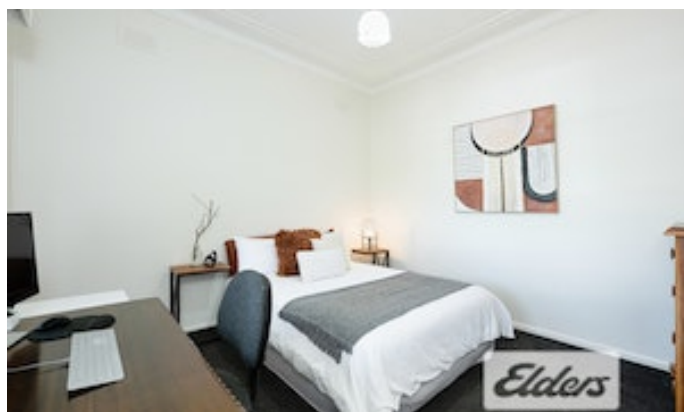
Potential Rent - \$720 per week.

This property offers a fantastic opportunity to purchase a home alongside sought after Lambton Park, in one of our regions most popular suburbs.

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

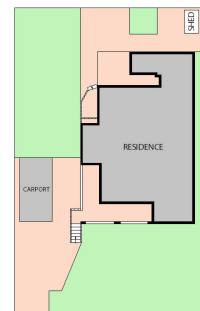
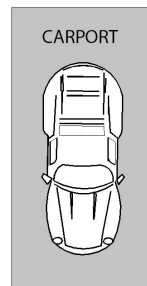
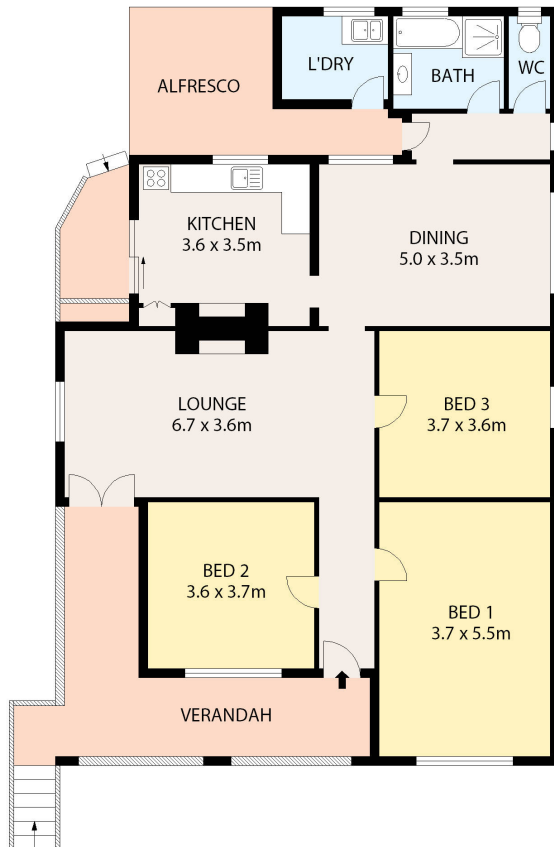
- Land Area 538.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport



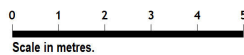








66 Elder Street, Lambton



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.

