

2 Bunn Street, NORTH LAMBTON, NSW 2299

Opportunity for Side by Side Purchase - Generous Home for Investment or Family

OPEN HOUSE CANCELLED

It is not often a property like this comes onto the market. This property provides a unique opportunity for investors, or a family, to purchase a rare home with considerable options. Triple street/lane frontage and located close to Newcastle University, the shopping convenience of Stockland Jesmond, John Hunter and Mater Hospitals, and Lambton Park and shopping village.

The property is currently divided into two x two bedroom units currently returning \$670 per week in rent (total), but can easily be converted back to a home. There is also a huge freestanding garage/shed with three quarter mezzanine, remote roller doors, and extra height for caravan or motorhome. Rent out the shed for a third income.

Unit 1 consists of two large bedrooms with built in wardrobes, kitchen, lounge, bathroom, and off street parking.

Unit 2 consists of two bedrooms or one bedroom and a separate living area, kitchen, dining area, bathroom, shed and laundry, covered deck, courtyard and off street parking.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 92P1043

SALE DETAILS

Guide \$730,000 to \$760,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

Close to several well-regarded schools including Lambton Public School (3 mins) and Lambton High School (4 mins), University Callaghan Campus (5 mins), John Hunter and Mater Hospitals (6 mins), major shopping centres and nearby cafes, Lambton Park and village shops, while being an easy drive from Newcastle's CBD, the Hunter Expressway and Pacific Motorway.

342msq block.

Rent - Unit 1 \$350 per week, Unit 2 \$330 per week.

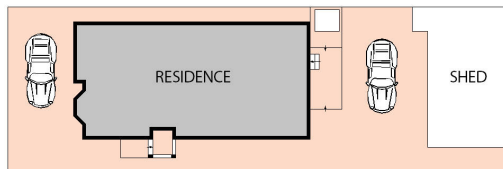
Shed potential rent - \$250 per week.

This is a fantastic opportunity to purchase a rare property with so many options in one of our regions popular suburbs.

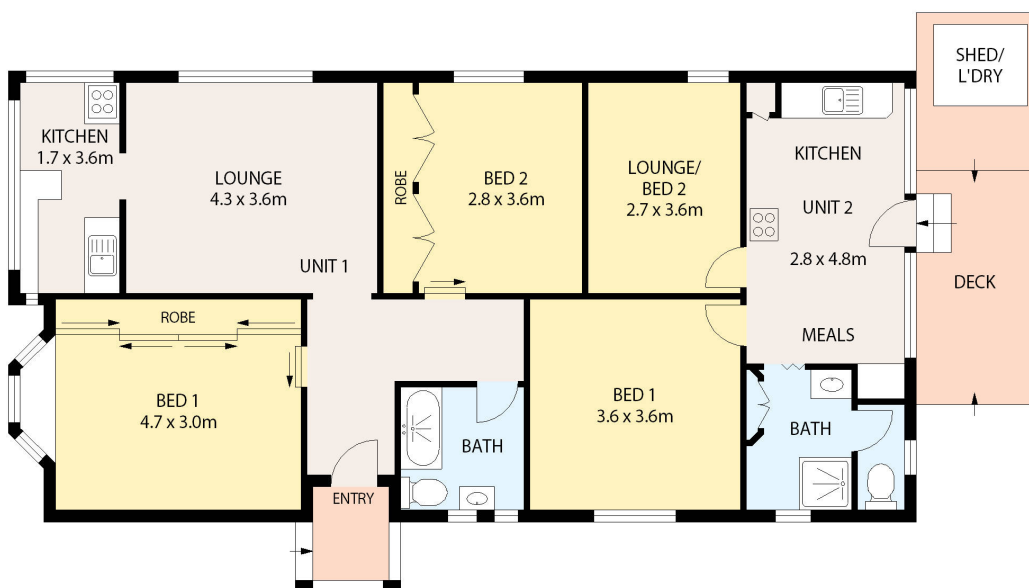
A contract for sale is available for your information.

- Land Area 342.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage





SITE PLAN (NOT TO SCALE)



2 Bunn Street, North 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.

