

## 39 Pearson Street, LAMBTON, NSW 2299

### Appealing Torrens Title Townhouse close to Lambton Park

This spacious brick townhouse provides a wonderful opportunity to enter this highly sought after suburb. Stroll to picturesque Lambton Park and its beautiful facilities and grounds. You are also 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.

The 3 bedroom townhouse has an appealing street presence whilst maintaining an element of privacy. The split level property boasts a formal lounge room, open plan kitchen and dining below a high raked ceiling, bathroom with separate toilet, bedrooms all with built-in robes, and an external laundry with 2nd toilet. The garage has internal access and the backyard provides space for entertaining, or to relax, rest and recharge. The property has split system air conditioning and ceiling fans.

Close to several well-regarded schools including sought after Lambton Public School (1 min walk) and Lambton High School (4 mins), a stroll to Lambton Park, Pool, Lambton Library and Lambton Village shopping and all its conveniences (3 min walk), the University Callaghan Campus (6 mins), John Hunter Hospital and Mater Hospital (6 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:** 92P1057

#### 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

The features of this home are as follows:

- 3 Bedrooms (all with built-in wardrobes)
- Open Plan Kitchen and Dining
- Lounge Room
- Bathroom with Shower, Bath, Vanity
- Separate Toilet
- Laundry & 2nd Toilet
- Garage with Internal Access
- Split System Air Conditioning
- Ceiling Fans
- Secure Yard
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 237msq block

Potential Rent - \$550 per week (current tenants on expired lease).

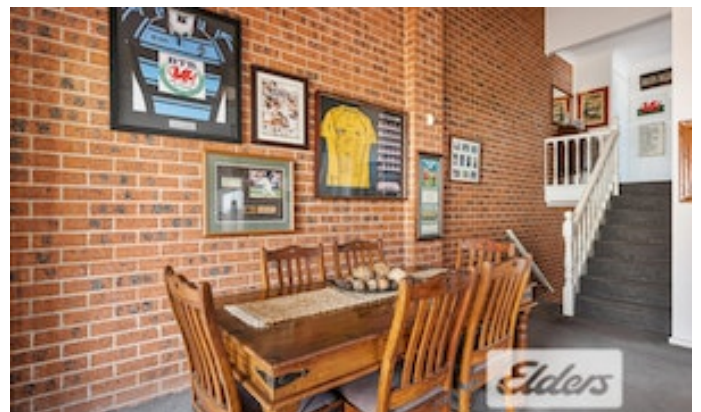
Land Rates - \$544 per quarter.

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

A contract for sale is available for your information.

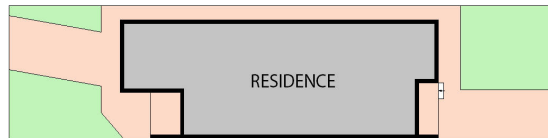
- Land Area 237.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage



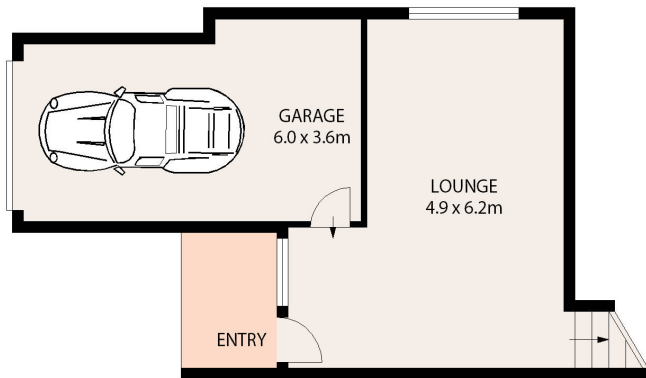




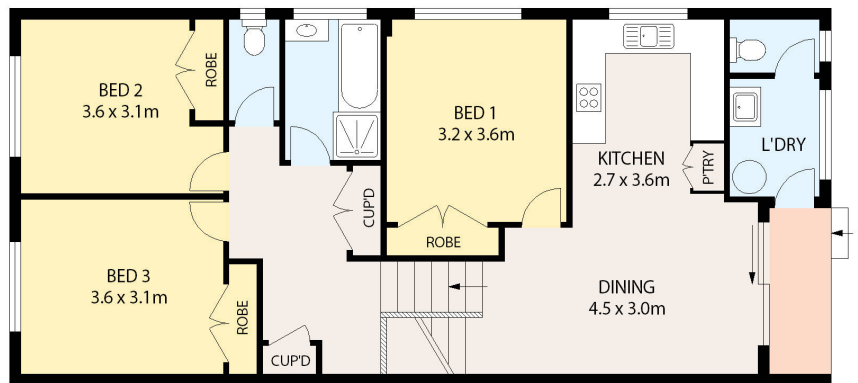




SITE PLAN (NOT TO SCALE)



ENTRY LEVEL



UPPER LEVEL



39 Pearson 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.

