



## 128 Griffiths Road, NORTH LAMBTON, NSW 2299

### Neat As A Pin

This home is such a surprise packet. Cherished by the family for the past 61 years, the property has multiple living areas, an abundance of natural light, and beautifully cared for lawn and gardens.

The home boasts two generous bedrooms, a large tiled bathroom, a huge kitchen with an abundance of bench space, formal lounge room with decorative fireplace, spacious dining and family areas, and an alfresco area overlooking the meticulously cared for backyard.

The rear yard has a freestanding double garage, garden shed, and a covered BBQ area. This is a private space to enjoy, relax, and recharge.

Close to several well-regarded schools Lambton Public School (4 mins), Lambton High School (3 mins), and the University Callaghan Campus (5 mins). Multiple shopping choices include Elder Street Lambton Village shops (2 mins), Waratah Village Shopping Centre (4 mins) and Jesmond Central Shopping Centre (8 mins). Points of interest include Lambton Park, Pool, Tennis Courts, Ovals, and Bowling Club (2 mins), Wests Club New Lambton (4 mins), Calvary Mater Hospital (4 mins), John Hunter Hospital and Newcastle Private Hospital (8 mins), while being an easy drive from Newcastle's CBD.

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:** 92P1073

### SALE DETAILS

**Guide \$695,000 to \$740,000**

### 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 property are as follows:

- 2 Generous Bedrooms with built-in wardrobes
- Large Kitchen with Dishwasher
- Tiled Bathroom with Shower, Bath, Toilet & Vanity
- Formal Lounge Room with Decorative Fireplace
- Dining Area
- Family Area
- Laundry with Separate Toilet
- Alfresco
- Covered BBQ Area
- Freestanding Double Garage
- Garden Shed
- Split System Air Conditioner
- Ceiling Fans
- High Ceilings
- Established Gardens
- Close to Shops, Schools and Transport
- 487m<sup>2</sup> block

Potential Rent - \$530 per week.

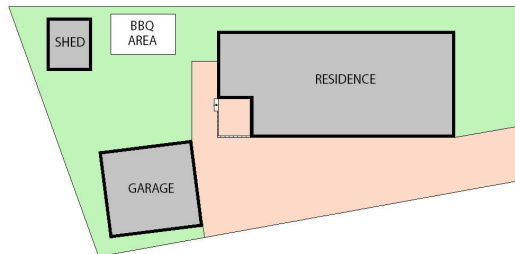
A copy of the contract for sale is available for your information.

- Land Area 487.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage

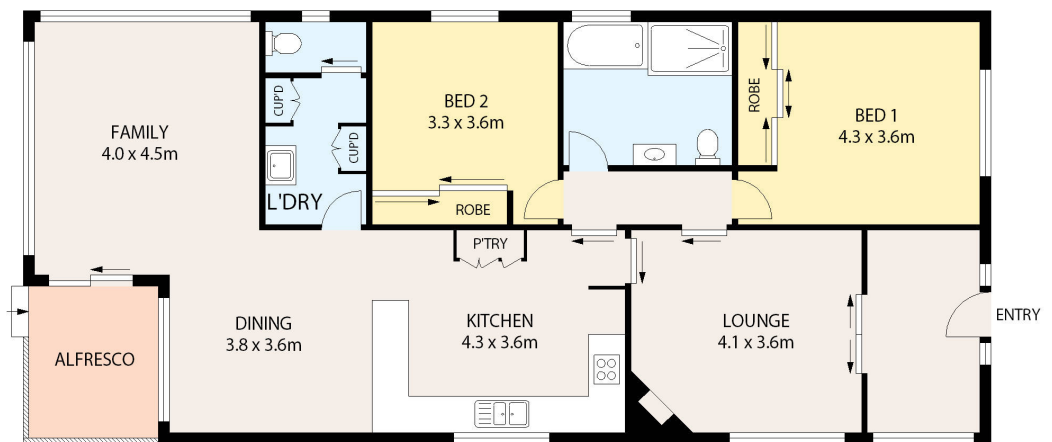
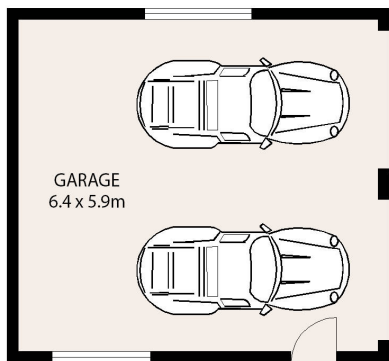








SITE PLAN (NOT TO SCALE)



128 Griffiths Road, 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.



first site imaging