

## 4/441 Newcastle Road, LAMBTON, NSW 2299

Live in Lovely Lambton in a Beautifully Renovated Unit - Close to everything

Appealing and convenient, located in the heart of Lambton this attractive one-bedroom unit, is ready to just relax and enjoy, it offers low maintenance living close to all this popular area offers.

Located on the 160 Young Road Lambton side of the building.

From this great location, you can stroll to Lambton Village's array of shops and specialist services, wander to Lambton Park and Pool or enjoy dinner and an evening of live music at Lizotte's.

At the centre of the stylish interior is an open plan living area that offers space for relaxing and dining, adjoined by a modern tastefully designed kitchen with under bench Bosch oven and ceramic cook-top.

There are New Plantation shutters and blinds throughout and ceiling fans and air conditioning there is also plenty of storage.

The generous bedroom has a built-in wardrobe and dressing table, adjoining modern fully tiled bathroom with feature tiled shower and vanity and toilet.

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:** 92P1120

**SALE DETAILS**

**\$410,000**

**CONTACT DETAILS**

**Elders Real Estate  
Newcastle & Lake  
Macquarie**

1/125 Elder Street  
LAMBTON, NSW  
02 4952 3744

**Sue Odgers**  
0418 689 815

Perfect for first home buyers, down-sizer's and investors with possible rental return of \$420.00 per week

This property includes:

- Contemporary interior accented by neutral decor and grey toned carpet
- Plenty of natural light and ventilation
- New Plantation shutters throughout
- Freshly painted throughout with new interior and exterior doors
- Open plan and living and dining area
- Custom kitchen with quality electric appliances
- A generous bedroom with built in wardrobe and dressing table
- Beautifully appointed bathroom with designer tiles
- Conveniently located shared laundry on ground floor
- Shared balcony on the first floor
- Undercover parking within complex
- Conveniently located to public transport, schools, university, pools, sports facilities, great coffee shops, restaurants, pubs and shopping centers.
- 15 minute drive to Newcastle and the beaches
- Hunter Water approximately \$200.00 per quarter
- Newcastle City Council Rates \$357.00 per quarter
- Strata - Administration Fund \$627.55 per quarter
- Capital/Sinking Fund \$251.09 per quarter

Situated on the first floor this well-presented brick and tile complex creates a comfortable secure living space with a light filled interior.

Transport is at the door step. Close to McDonald Jones Stadium and Waratah Village. Only minutes to Westfield Kotara and John Hunter Hospital is minutes away as is the University of Newcastle. Across the road from the prestigious Dance Academy.

All the hard work is done! Nothing to spend just move in and enjoy.

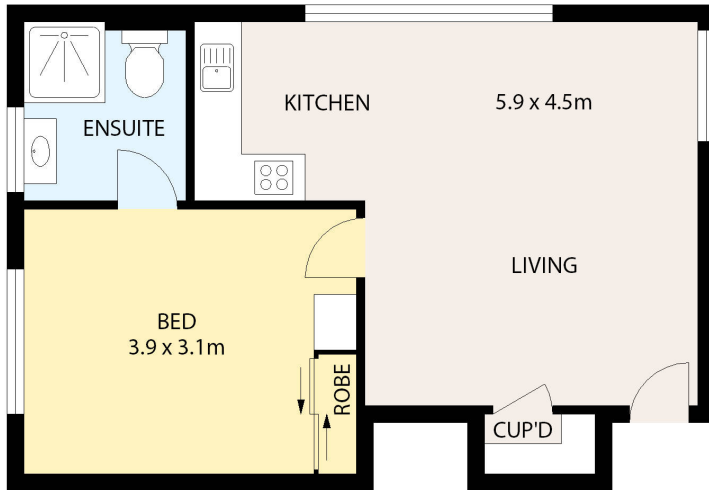
It is definitely well worth a look.

Please call or email anytime if you wish to arrange a private viewing of this attractive apartment at a time that suits you. Late afternoon viewings are available if preferred.

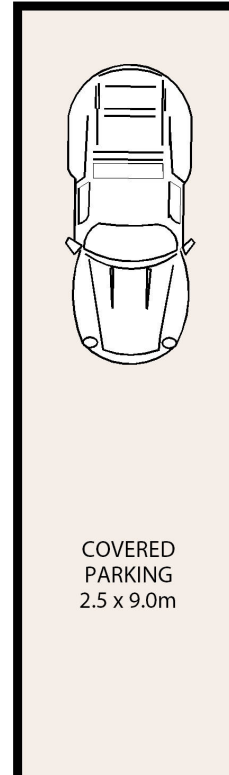
Other features: Close to Schools, Close to Shops, Close to Transport

- Building Area: 62.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Single carport





LEVEL 2



4/441 Newcastle 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.

