



## 12A Barellan Street, LAMBTON, NSW 2299

### Torrens Title Duplex/Villa in Sought After Location

This peaceful, private torrens title duplex/villa provides an amazing opportunity to enter this highly sought after suburb and embrace the Lambton lifestyle.

The property is set to the rear of the block and is only a short distance from the picturesque Lambton and Jesmond Parks and their beautiful facilities and grounds. You are also close to many shopping choices, 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 villa welcomes you via a driveway lined with greenery, and into a spacious open plan living and dining area that adjoins a modern kitchen with stone bench tops. The 3 bedrooms all contain built-in wardrobes and are separated from the living area by a large storage cupboard which is an efficient and practical use of space. The neat 3-way bathroom offers a functional layout, as does the adjoining garage which includes the laundry and a second toilet. The property has split system air conditioning and ceiling fans.

Externally the villa offers multiple private spaces to relax and unwind, the main area being a multipurpose covered alfresco and carport. Many hours will be spent here entertaining or reading a book.

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:** 92P1176

#### SALE DETAILS

**Guide \$740,000**

#### 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 sought after Lambton Public School (2 mins) and Lambton High School (5 mins), a short distance to Lambton Park, Pool, Lambton Library and Lambton Village shopping and all its conveniences (3 min), Jesmond Park (3 mins), the University Callaghan Campus (6 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.

The features of this home are as follows:

- 3 Bedrooms all with built-in wardrobes
- Open Plan Dining & Living
- Modern Kitchen with Stone Benchtops
- 3-way Bathroom with Shower, Bath, Vanity & Toilet
- Ample Storage
- Laundry
- 2nd Toilet
- Single Garage
- Covered Alfresco / Carport
- Garden Shed
- Split System Air Conditioning
- Ceiling Fans
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 358msq block

Potential Rent - \$570 per week (with minor updates).

Land Rates - \$552.99 per quarter

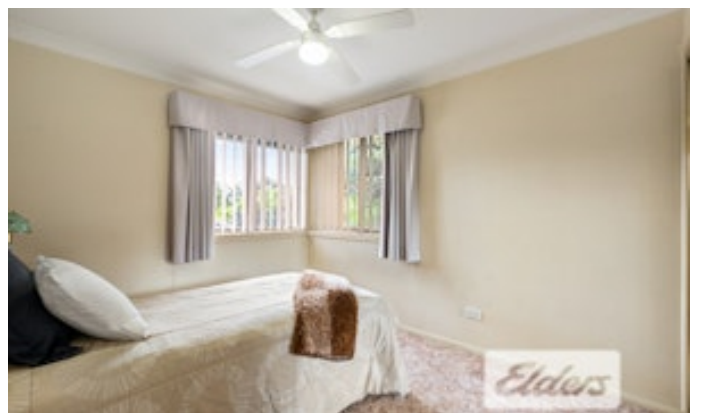
Water Rates - \$196.30 per third incl usage.

This property offers a fantastic opportunity to purchase a low maintenance property in one of our regions most popular suburbs.

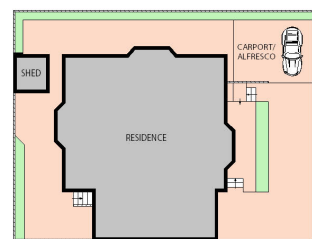
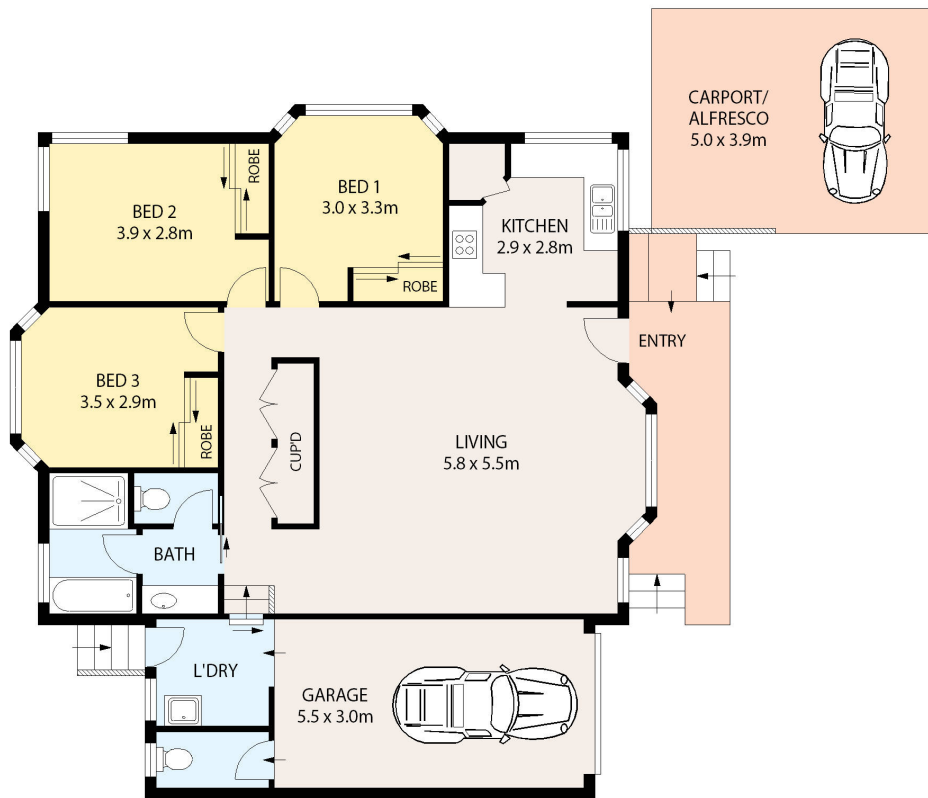
A contract for sale is available for your information.

- Land Area 358.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport









12A Barellan 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.

