



1/4 Faulkner Crescent, NORTH LAMBTON, NSW 2299

Charming Brick Duplex in Prime Location

Nestled in a prime location just minutes from the university, this charming 2 bedroom brick duplex offers both convenience and comfort. Boasting excellent natural light throughout, the home features a bright and airy layout complemented by a sunny private courtyard, perfect for relaxing or entertaining. Ideal for first home buyers, downsizers, or investors, this low-maintenance property is ready to move in or lease out.

This appealing 2 bedroom duplex has a generous frontage and is opposite a wide grassed reserve for extra privacy and light. The spacious open plan living area with timber-look vinyl planks and an abundance of natural light adjoins a large neat kitchen and dining area. The bedrooms are generous with both containing built-in wardrobes and the tidy bathroom has a shower, bath and vanity, and a separate toilet. The garage offers covered access via the porch and an automatic opening roller door, with drive-through access to the courtyard. The property boasts ducted air conditioning and new flooring.

Step outside to a sunny, low-maintenance courtyard that's perfect for relaxing or entertaining year-round. Whether you're enjoying a quiet morning coffee, hosting weekend barbecues, or creating a lush garden oasis, this private outdoor space offers flexibility and charm to suit your lifestyle. With direct access from the dining area, it

TYPE: For Sale

INTERNET ID: 92P1329

SALE DETAILS

Guide \$650,000

CONTACT DETAILS

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seamlessly extends the home's indoor-outdoor appeal.

Close to several well-regarded schools Heaton Public School (3 mins) & Callaghan College Waratah Campus (7 mins), Newcastle University (1 min), Jesmond Shopping Centre (3 mins), while being an easy drive from the Hunter Expressway, Pacific Motorway, and into Newcastle CBD.

The features of this home are as follows:

- 2 Bedrooms (both with built-in wardrobes)
- Open Plan Living & Dining Area
- Large Neat Kitchen
- Bathroom with Shower, Bath, & Vanity
- Separate Toilet
- Laundry
- Single Garage with Auto Door Opener & Drive-through access
- Rear Courtyard / Entertaining Area
- New Vinyl Plank Timber-look Flooring with New Carpet to Bedrooms
- Ducted Air Conditioning
- Close to Newcastle University, Hospitals, Shops, Schools and Transport

Potential Rent - \$550 per week.

Strata - \$1,232.63 per quarter approximately.

Land Rates - \$402 per quarter.

Water Rates - \$223.01 per third + usage.

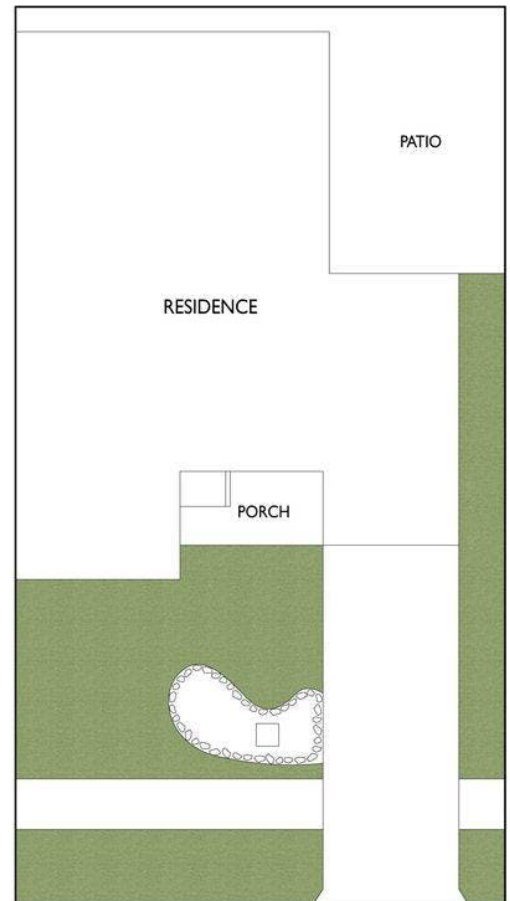
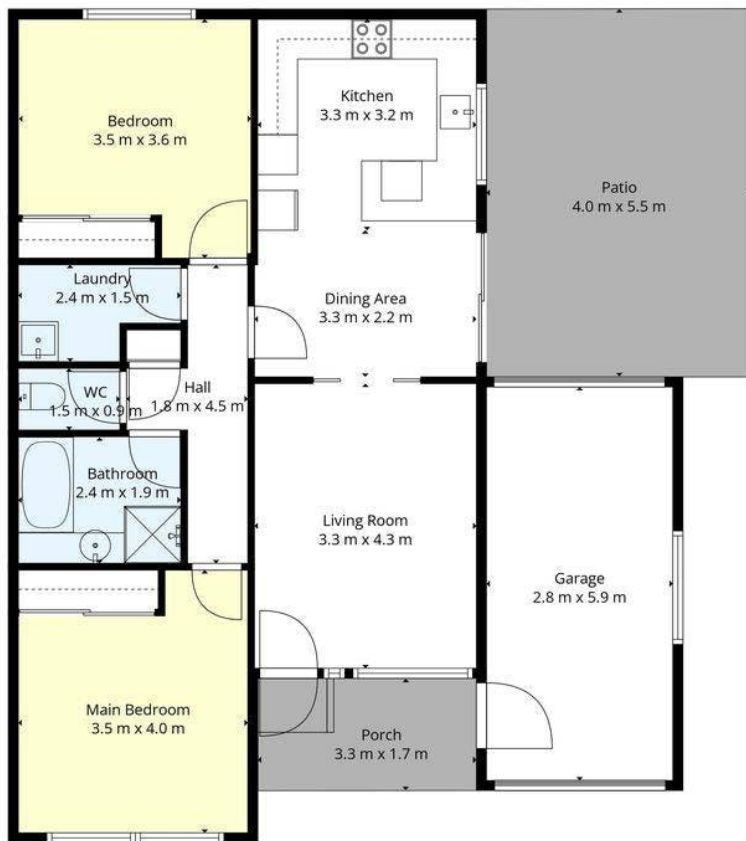
This property offers a fantastic opportunity to purchase a low maintenance property in one of our regions popular suburbs.

A contract for sale is available for your information.

Other features: Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- Bedrooms: 2
- Bathrooms: 1
- Single garage





SITE PLAN
(NOT TO SCALE)

1/4 FAULKNER CRESCENT, NORTH LAMBTON



TOTAL: 76 m²
 FLOOR 1: 76 m²
 EXCLUDED AREAS: GARAGE: 17 m², PORCH: 6 m², PATIO: 22 m²
 WALLS: 8 m²

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.

