



72 Janet Street, NORTH LAMBTON, NSW 2299

One Owner Home with North Facing Yard and Tree-Lined Outlook

Offered for the first time since it was built in 1961, this much-loved one-owner home presents a rare opportunity in the heart of North Lambton. Set on a generous block with a prized north facing rear aspect, the home captures beautiful morning sun and enjoys peaceful, tree-lined views. Designed with family living in mind, it features four spacious bedrooms plus a dedicated study, and offers exciting potential for dual occupancy (STCA), ideal for extended families or investors.

This delightful home boasts four generously sized bedrooms, all with built-in wardrobes, plus a separate study perfect for working from home or extra space. A spacious lounge room flows through to a light-filled family room, where raked ceilings, exposed beams, and expansive windows create an inviting space to relax, entertain, or take in the leafy outlook. A balcony off the family room further enhances the connection to the outdoors. The original timber kitchen and bathroom showcase the home's timeless character, complemented by high ceilings and thoughtful design throughout.

Downstairs, a versatile multi-functional space offers endless possibilities, ideal for a self-contained dual occupancy setup, additional living area, or a private retreat for teenagers or extended family. This level includes a shower, toilet, and sink for added convenience, enhancing its potential for independent living. You'll also find a large separate storage area and a spacious laundry, adding to the home's practicality and

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: For Sale

INTERNET ID: 92P1335

SALE DETAILS

Guide \$880,000 to \$950,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

appeal.

Step outside to enjoy the established gardens and side access to an oversized, secure garage, perfect for tradies, hobbyists, or extra storage. Beyond the home, a peaceful, grassed area framed by mature trees provides a tranquil extension of the backyard, ideal for kids to play, pets to roam, or simply soaking up the natural surroundings.

Close to several well-regarded schools including Heaton Public School (4 min walk) and Callaghan College Waratah Campus (7 mins drive) or Callaghan College Jesmond Campus (1 min walk), the University Callaghan Campus (1km - 3 mins drive), John Hunter Hospital and Mater Hospital (6 mins), Jesmond Central Shopping Centre (700m - 2 mins drive), while being an easy drive from the Pacific Motorway, Hunter Expressway and into Newcastle's CBD.

The features of this home are as follows:

- 4 Bedrooms with Built-in Wardrobes
- Original Timber Kitchen
- Bathroom with Shower, Bath, Vanity & Toilet
- Lounge Room
- Family Room
- Study
- Balcony
- Side Deck
- Downstairs Living
- Downstairs Shower, Toilet, Sink
- Downstairs Laundry
- Downstairs Storage
- Raked Ceiling & Exposed Beams to Upstairs Family Room
- High Ceilings
- Oversized Garage
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 709msq block

Potential Rent - \$700 per week.

Council Rates - \$545.50 per quarter.

Water Rates - \$349.44 including usage.

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

A contract for sale and pest and building reports are available for your information.

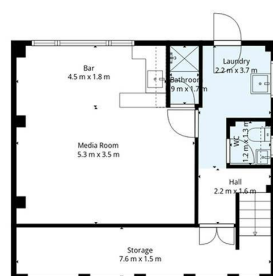
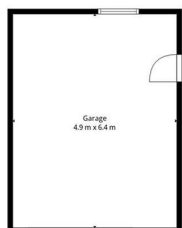
The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Toilet Facilities

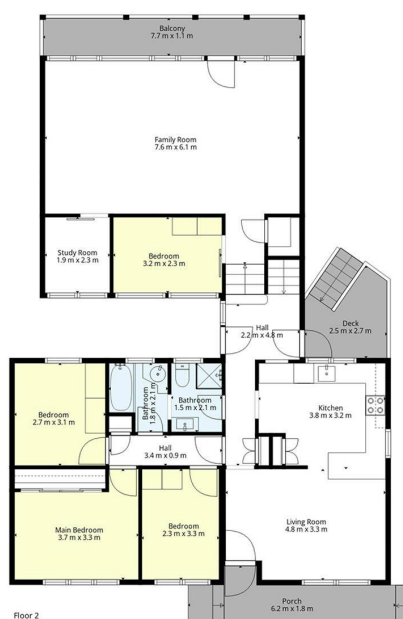
- Land Area 709.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage







Floor 1



Floor 2



72 Janet Street, North Lambton



TOTAL: 170 m²
 FLOOR 1: 42 m², FLOOR 2: 128 m²
 EXCLUDED AREAS: GARAGE: 31 m², STORAGE: 11 m², PORCH: 9 m²,
 DECK: 6 m², BALCONY: 9 m²
 WALLS: 18 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.

