



54 Fitzroy Road, LAMBTON, NSW 2299

Held by One Family for a Century, Dual Frontage and Walk to Lambton Park

Built and cherished by the same family for nearly a century, this timeless home stands proudly in one of Lambton's premier streets. With dual frontage and rear lane access, and just a leisurely walk to Lambton Park, it represents an exceptional opportunity to secure a piece of local history in a prime location.

Set on the high side of Fitzroy Road, this welcoming home includes three spacious bedrooms, a light-filled lounge room, and a functional kitchen and dining area. A combined bath and laundry, separate toilet, and split system air conditioning add to the everyday comfort. The front porch enjoys lovely elevated views towards Lambton Park, while the rear covered patio opens to a generous yard with rear lane access, providing space for family enjoyment or exciting development potential (subject to Council approval).

Close to several well-regarded schools including sought after Lambton Public School (3 mins) and Lambton High School (2 mins), a short 200m walk to Lambton Park and Pool, the University Callaghan Campus (8 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.

TYPE: Sold

INTERNET ID: 92P1350

SALE DETAILS

Guide \$1,400,000

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 home are as follows:

- 3 Large Bedrooms
- Kitchen / Dining Room
- Combined Bathroom & Laundry
- Separate Toilet
- Lounge Room
- Front Porch
- Rear Covered Patio
- Split System Air Conditioning
- Ceiling Fans
- Single Garage off the Rear Lane
- Large Secure Yard
- Rear Lane Access
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 582msq block

Potential Rent - \$650 per week (in current condition).

Council Rates - \$740 per quarter.

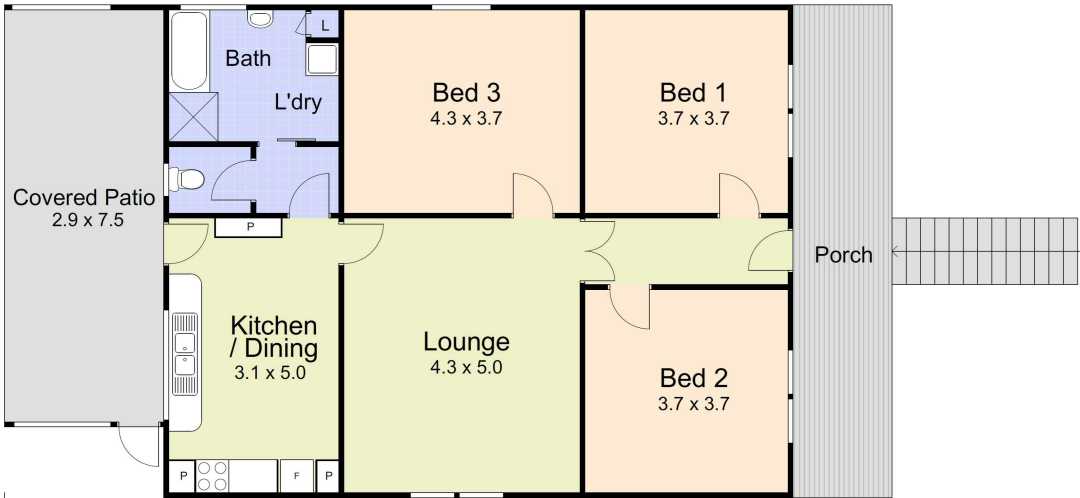
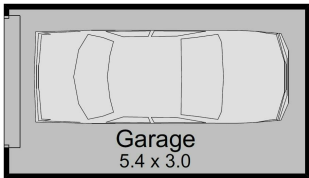
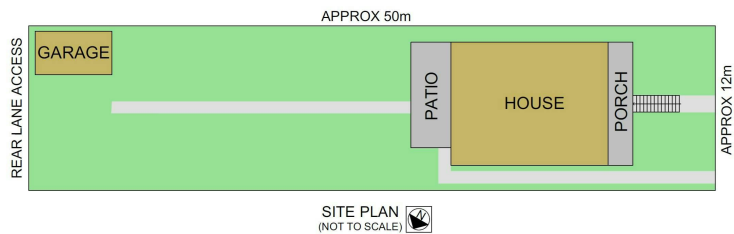
This property offers a fantastic opportunity to purchase a home in one of our regions most popular suburbs.

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

- Land Area 582.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







54 Fitzroy Road, Lambton

House Internal Area Approx: 99m²

