



## 26 Greystone Street, NORTH LAMBTON, NSW 2299

Comfortable Brick Home, Backs on to Parkland, Original Owner since it was Built

These kind of opportunities do not come up very often, the original owners say the time has come for a new family to enjoy the home and make it their own.

The home was built for the newlyweds in the early 1970's and is a sound , well maintained, brick home where the family have enjoyed living for many years.

The front verandah of the home has a glimpse of the city in the distance and the leafy neighborhood, the home being slightly elevated picks up very pleasant breezes.

The lounge room has original timber framed sliding glass doors dividing it from the kitchen and dining area. The timber kitchen has plenty of storage and is in very good condition and there is a walk-in pantry/storage room.

There was an extension done many years ago which consists of a tiled living area, which can open to the back yard, the much loved gardens and it overlooks the parkland at the back of the home.

**TYPE:** For Sale

**INTERNET ID:** 92P1381

### SALE DETAILS

**Guide \$1,100,000**

### CONTACT DETAILS

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There is also a 4th bedroom which would make an excellent Guest room or Teenagers room and has a large built-in wardrobe. The laundry has a second bathroom facility is in the same area, so ideal if you have visitors.

The original home has 3 bedrooms and the original tiled bathroom has a separate shower and bath, there is a separate toilet.

The location, the 603sqm grounds, having a North facing back yard and overlooking Acacia Avenue Reserve all add to the appeal of this very comfortable home.

This home has:

- \* 603 sqm Grounds,
- \* Brick Home with Iron Roof,
- \* 4 Bedrooms, Back Bedroom Ideal Guest Room,
- \* Built in Wardrobe in Guest Room,
- \* Lounge Room with Split System Air Conditioner,
- \* Floor Board under Carpeted areas,
- \* Timber Kitchen, Double Door Half Pantry with Drawers under,
- \* Overhead and Under Bench Cupboards,
- \* Under Bench Oven & Glass Cooktop,
- \* Walk-in Pantry/ Storage Room,
- \* Tiled Bathroom with Separate Shower and Bath,
- \* Toilet separate from Bathroom,
- \* Tiled Entertaining/Family Room Opens to Back Gardens,
- \* Extra Bathroom Facility off the Laundry,
- \* Automatic Door on Double Length Garage with Bench,
- \* Roller Shutters to secure the home when you go travelling.

This home is located in a lovely elevated location, conveniently close to Callaghan University Campus, and only minutes up the hill to John Hunter Hospital, Transport is handy, Lambton Village Shopping, Lambton Park and all this appealing and popular area has to offer are all easy to access and enjoy.

Ring or Email anytime to arrange a Private Inspection if you prefer

or Pop through an Open Home of a Saturday..

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

- Land Area 603.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







**26 Greystone Street, North Lambton**

House Internal Area Approx: 116m<sup>2</sup>

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