



## 5/13 Streeton Place, LAMBTON, NSW 2299

Private Courtyard, Comfortable 3 Bedroom Villa.

A well established villa complex of just 8 villas. This 3 bedroom villa has a good size lounge room with air conditioner and an open plan kitchen and dining area which accesses the covered outdoor area and the generous courtyard, with an extra tucked away area that has a decent sized lawn locker.

The three bedrooms are all a good size and all have built-in wardrobes, the main bedroom has a large walk-in wardrobe. The tiled bathroom is the very user friendly 3 way style and the kitchen has plenty of bench space, a breakfast bar and has overhead and under-bench cupboards and a corner pantry..

There is a single garage with internal access to the living area.

It is in a very convenient location, with parkland nearby and only minutes to Stockland Jesmond or Lambton Village shopping strip and Lambton Park and Pool. There is the cycleway and walking paths that are very handy for those keen the keep fit and Public Transport is nearby, Lambton Public School is not very far and it is very handy for the John Hunter Hospital and the Newcastle University Callaghan Campus.

**TYPE:** For Sale

**INTERNET ID:** 92P1387

### SALE DETAILS

**Guide \$725,000 to \$765,000**

### CONTACT DETAILS

**Elders Real Estate  
Newcastle & Lake  
Macquarie**

1/125 Elder Street  
LAMBTON, NSW  
02 4952 3744

**Sue Odgers**  
0418 689 815

It is currently tenanted but can be sold with vacant possession if required.

The current rent is \$510pw but it has the potential for a higher rental return.

This villa has:

- \* 3 Bedrooms good size bedrooms,
- \* Built-in Wardrobes in two and Walk-in Wardrobe in main,
- \* Tidy Kitchen with breakfast bar, plenty of storage including a corner pantry.
- \* Large Living Room with split system air conditioner,
- \* Open Plan Dining Area and Kitchen,
- \* 3 way style tiled Bathroom. Bath and Separate Shower,
- \* Sliding door to covered outdoor area,
- \* Generous Courtyard,
- \* Extra tucked away courtyard with Lawn Locker,
- \* Single Garage with internal access to living area,
- \* Strata Levies \$ 953.47 per quarter
- \* Council Rates \$469.00 per quarter

Ring or email anytime for more information or pop in to an open house.

- Bedrooms: 3
- Bathrooms: 1
- Single garage







**5/13 Street Place, Lambton**

Total Internal Area Approx: 128m<sup>2</sup>

