



154 Young Road, LAMBTON, NSW 2299

Lambton Lifestyle – Walk to Lambton Park and Shopping Village

Set in a sought-after Lambton location, this beautifully maintained two-storey brick home offers the perfect blend of comfort, space, and lifestyle. Featuring a secure yard ideal for families and a generous first-floor balcony perfect for relaxing or entertaining, the home is just moments from quality schools, major hospitals, and convenient shopping. Enjoy the ease of walking to Lambton Park and the vibrant Elder Street Shopping Village, making everyday living both effortless and enjoyable.

Designed for practical family living, the home features three well-sized bedrooms on the ground floor, all complete with built-in robes, alongside a modern bathroom and a laundry with separate toilet. Upstairs, an open plan layout seamlessly connects the kitchen, living and dining areas, complemented by an additional toilet and a spacious balcony with a new handrail, perfect for relaxing or entertaining. Freshly painted throughout, the home also boasts new carpet and durable hybrid flooring in the kitchen, adding a stylish and low-maintenance finish.

Close to several well-regarded schools including sought after Lambton Public School (2 mins) and Lambton High School (2 mins), walk to Lambton Park and Pool and Elder Street Shopping Village, 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

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TYPE: For Sale

INTERNET ID: 92P1406

SALE DETAILS

Guide \$990,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

Newcastle's CBD.

The features of this home are as follows:

Ground Floor

- 3 Bedrooms all with built-ins
- Modern Bathroom
- Laundry and Separate Toilet
- Split System Air Conditioning to two of the bedrooms
- Single Garage
- Enclosed Front & Back Yard

First Floor

- Large Kitchen
- Living Area
- Dining Area
- Separate Toilet
- Split System Air Conditioning
- New Carpet
- New Lighting
- Large Balcony with New Handrails

- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 271msq block

Potential Rent - \$700 to \$750 per week.

Council Rates - \$623 per quarter.

Water Rates - \$316.05 + usage per third.

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

A contract for sale is available for your information.

- Land Area 271.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







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House Internal Area Approx: 145m²



Disclaimer for Real Estate Drafting. These plans are to be used for advertising purposes only. Interested persons should rely on their own enquiries.