



83 Howe Street, LAMBTON, NSW 2299

A Truly Unique Home on a Remarkable Parcel of Land

Rich in character and timeless charm, this unique residence offers a rare opportunity to secure a beautiful period home on a huge parcel of land with valuable rear lane access. Showcasing stunning original features including ornate stained timber and leadlight doors, decorative high ceilings and elegant bay windows, the home exudes warmth and personality at every turn. Perfectly positioned within walking distance of Lambton Park, Lambton Pool and the vibrant village centre, this is a property that combines classic character, convenience and endless potential.

Beyond the impressive formal entry, which immediately showcases the home's beautiful period features, the spacious floorplan offers three oversized bedrooms plus a separate study that could easily serve as a fourth bedroom. A formal lounge room provides a quiet retreat, while the open plan kitchen, living and dining area forms the heart of the home, with the kitchen thoughtfully incorporating a European-style laundry. A second bathroom and additional storage area add further practicality. Outside, a covered front porch and rear entertaining deck overlook the expansive backyard, while rear lane access leads to a double garage and storage shed, providing exceptional space for vehicles, hobbies or additional storage.

Properties with this level of character, land size and convenience are a rare find. Offering a unique blend of timeless charm, practical family living and outstanding future

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: 92P1424

SALE DETAILS

Guide \$1,750,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

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LAMBTON, NSW
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potential, this is an exceptional opportunity to secure one of Lambton's truly special homes.

Close to several well-regarded schools including sought after Lambton Public School (2 mins) and Lambton High School (3 mins), 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.

The features of this home are as follows:

- Formal Entry
- 3 Large Bedrooms
- Study (Potential 4th Bedroom)
- Open Plan Kitchen, Living, & Dining
- Main Bathroom with Shower over Bath, Vanity & Toilet
- Bathroom with Shower, Vanity & Toilet
- Lounge Room
- Storage
- Covered Front Verandah
- Covered Rear Deck
- European Style Laundry
- High Ornate Ceilings
- Double Garage with Auto Door
- Storage Shed
- Rear Lane Access
- Huge Secure Yard
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 810msq block

Potential Rent - \$1,200 per week.

Council Rates - \$755 per quarter.

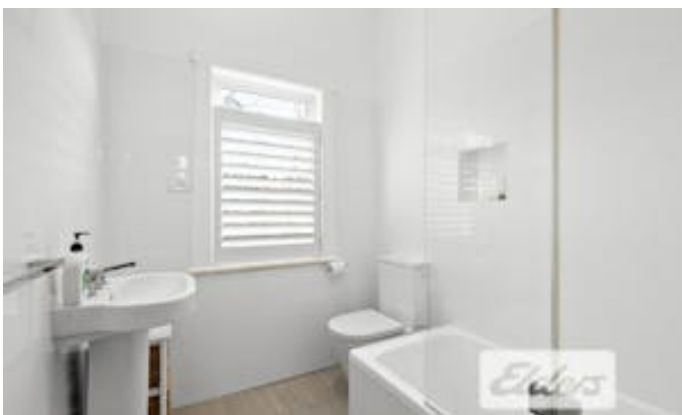
Water Rates - \$324.58 including usage.

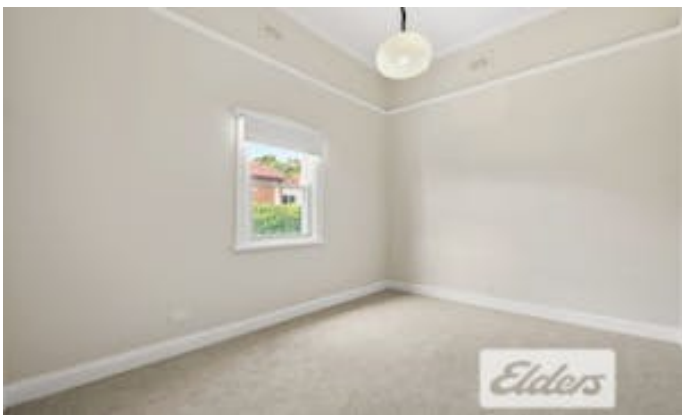
This property offers a fantastic opportunity to purchase a home in one of our regions most popular suburbs.

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

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- Land Area 810.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage



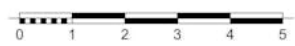






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House Internal Area Approx: 159m²



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