



79 Wyong Road, LAMBTON, NSW 2299

Welcoming Family Home on a Large Block with Rear Lane Access & Parkside Position

Lovingly held by the same family since it was built, this inviting, comfortable and beautifully maintained home offers the perfect blend of space, convenience and future potential. Set on a generous block with rear lane access and a freestanding double garage, it also offers potential for a granny flat or subdivision for a second home (STCA). Overlooking a park and just moments from quality schools and local shopping, this is an outstanding opportunity for families, investors and those looking to secure a home with room to grow.

Inside, the home offers three generous bedrooms, a spacious lounge room, a separate dining room with a cosy fireplace, a modern kitchen, and a well-appointed bathroom complete with a bath, shower and vanity. A versatile family area incorporating a sitting space and study provides additional living flexibility, while the laundry and separate toilet add everyday convenience. Outside, enjoy your morning coffee from the front porch overlooking the park, entertain under the covered rear patio, and take advantage of the side access to the freestanding double garage, all set within a large backyard with the added convenience of rear lane access.

Close to several well-regarded schools including sought after Lambton Public School (4 mins) and Lambton High School (1 min), walk to Lambton Park and Pool, the University Callaghan Campus (7 mins), John Hunter Hospital (7 mins) and Mater Hospital (4

TYPE: For Sale

INTERNET ID: 92P1429

SALE DETAILS

Guide \$1,300,000

CONTACT DETAILS

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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:

- Entry Porch
- 3 Large Bedrooms
- Modern Kitchen
- Lounge Room
- Dining Room with Fireplace
- Bathroom with Shower, Bath, & Vanity
- Separate Toilet
- Laundry
- Covered Entertaining Area
- Freestanding Double Garage
- Rear Lane Access
- Large Yard
- Close to Newcastle University, Hospitals, Shops, Schools and Transport
- 640msq block

Potential Rent - \$820 per week.

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

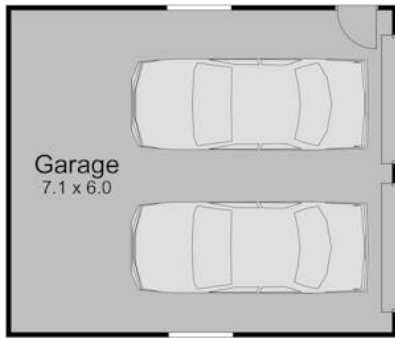
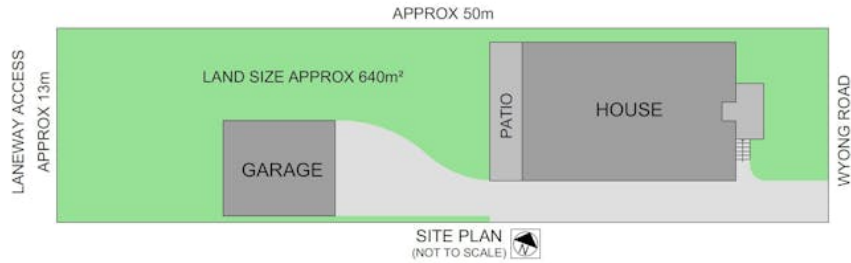
A contract for sale and pest and building reports are available for your information.

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

- Land Area 640.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







79 Wyong Road, Lambton

House Internal Area Approx: 119m²



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