



**SOLD**

## NO STRATA FEES & MODERN TOWNHOUSE

Welcome to your new home in North Lambton.

This ultra modern townhouse has NO Strata fees and presents as new boasting everything a first time buyer, investor or downsizer could want. Situated on a quiet street with easy access to Newcastle and the expressway, this home won't be on the market for very long.

Some of the many features on offer include:

- 3 oversized bedrooms, all with massive 3 door built-in robes
- a gorgeous and ultra modern family bathroom
- master bedroom with ensuite
- practical and large upstairs extra rumpus / living area
- plenty of storage space throughout including two linen cupboards upstairs and cupboard in the laundry
- modern kitchen equipped with Bosch appliances, with adjacent dining and living space
- fully enclosed and level yard
- internal laundry
- downstairs WC
- practical separate external storage area downstairs
- water tanks
- single lock up garage

Located in the highly desirable suburb of North Lambton, this townhouse offers the perfect balance of a peaceful and convenient lifestyle without the strata fees.

This townhouse is also perfect for those looking for an investment property. With no current tenants, you have the opportunity to rent out the property and receive a steady income or move in and make it your own. The potential rental return is \$650 - \$680 per week making it an attractive investment opportunity, especially as there are no strata fees. Due to the close proximity to the University, this property also could generate up to \$900 per week if it was rented out as student accommodation.

Disclaimer This information has come from the Vendor and the Agent cannot guarantee the accuracy of the information provided. Purchasers should make every effort to conduct their own independent enquiries and investigations and satisfy themselves of all aspects of such

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$765,000

**OPEN FOR INSPECTION:**  
N/A



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Sell With Alicia

@realty



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.