




### NEW LAMBTON

4  2  3 

This magnificent extended and renovated home with genuine street appeal is sure to impress the most fastidious of buyers! Many sought after features of yesteryear including 11' ceilings, leadlights, polished floors and picture rails remain and are tastefully complimented by modern features with not an expense spared.

The home comprises 4 bedrooms, with the main boasting a massive walk in robe and fabulous ensuite featuring a twin basin and finished in natural stone. The remaining bedrooms have floor to ceiling built-ins, ensuring plenty of storage space.

Sublime is the best way to describe the main bathroom with its chandelier lighting, custom made vanity with stone tops, marble basins and marble feature nooks in the shower and above the oversized bath.

Equally as impressive is the kitchen and the chef in the family will be impressed with features including a 900mm oven, 30mm caesar stone bench tops, glass splashbacks and soft closing drawers. Bench space is plentiful and storage is more than adequate.

The kitchen forms part of a spacious dining/family room that occupants and visitors will naturally gravitate to. A separate, formal lounge remains at the front of the home and offers that second living area so important to functionality.

A wonderful covered timber deck perfect for entertaining family and friends opens from the open plan kitchen and family area and this leads to a good size back yard with enough room for kids to play and for the family pet.

Areas often neglected but are paramount to a thorough, quality renovation have been taken care of with new piers, new plumbing and wiring, a new roof and new weatherboards.

The picture is complete with off street parking for up to 3 cars and street appeal second to none. Ducted air conditioning throughout ensures comfort 12 months of the year!

All this in a quality location - walking distance to schools, parkland and transport, with Westfield Kotara, Regent Street shops and Energy Australia Stadium also within close proximity!

Homes such as these are a privilege to market and pleasure to inspect. Make your interest known sooner rather than later to avoid disappointment.....

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**Type** : House

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