

# 96 Howe Street, Lambton, NSW 2299

## Sold House

Saturday, 13 April 2024

96 Howe Street, Lambton, NSW 2299

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 474 m2

Type: House



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## Contact agent

A shining example of a perfectly executed renovation, this freestanding Federation-era home holds a picturesque frontage upon well-connected Howe Street. Simplistic in its style, careful attention to detail has tied together a palette of neutral hues with a beautiful blend of on-trend features, without losing the integrity of the home. Retaining some original charms, picture rails, patterned ceilings and bay windows with seating add interest to the front bedrooms while window sheers add a touch of romance. Engineered timber floorboards ground the living zones and seamlessly link the bedrooms to the open-plan family room, dining space and renovated kitchen. Overlooking the secure backyard, the open-plan layout spills to a newly built deck and level lawn beyond. Ideally orientated, the home enjoys a perfect north to rear aspect with natural light filtering inwards at every opportunity. Known for its leafy streets and iconic park, Lambton has so much to offer, and those who live here rarely move on. With many attractions including shops, cafes, pubs and Lambton pool within wandering distance, and the added convenience of being near excellent schools, the John Hunter Hospital and New Lambton, you won't need to venture too far for anything. - Lovely from the street with a circular portico welcoming you into the home - North-facing open plan living and dining flows out to alfresco entertaining - Entertainer's deck with soaring roofline and steps or slippery dip to the yard - Flawless kitchen finished in stone with handleless cabinetry and brass tapware - Premium Westinghouse cooking appliances include an induction cooktop- Each bedroom features a built-in robe and all three are double-sized or larger - Year-round comfort provided by 16kW ducted air-conditioning - Sublime shower bathroom adjoins an equally appealing internal laundry - Double garage with undercover outdoor area, second laundry, and second wc - 5.2kW PV system with 13 x Optimizer SolarEdge 440W panels - Meter box upgrade to allow for 3 phase power- New gutters and downpipes throughout for future peace of mind - 2,000 litre rainwater tank with overflow charged to the street- Rainwater tank connected to all toilets, laundry and outdoor taps- Double Glazed front windows and a triple glazed front door\*Owners are open to selling the fridge/freezer, washer/dryer stacked combo, dining table and entertainment unit. \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.