

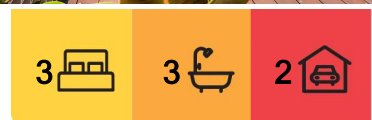
## New Lambton, 2/122 Hobart Road

### MODERN LUXURY IN AN IDYLIC LIFESTYLE LOCATION

Discover the perfect blend of modern sophistication and functional design in this near new townhouse, where every detail caters to your desire for comfort, practicality and style. With ample indoor and outdoor space, this inner-city gem provides the ideal setting for relaxation and entertainment.

Embrace the vibrant lifestyle that Lambton and New Lambton Villages offer, all within walking distance. Enjoy an array of local pubs, trendy cafes, boutique shopping, lush parks, a public pool, and highly rated schools, as well as easy access to McDonald Jones stadium for your favourite events.

This is more than just a home; it's an opportunity to elevate your daily living experience. Don't let this chance slip away-seize the lifestyle you've always dreamed of!



**For Sale**  
\$1,065,000

**View**  
[ljhooker.com.au/Y6DHN8](https://ljhooker.com.au/Y6DHN8)

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Warners Bay**  
(02) 4915 3800



Lower Level:

- \*Spacious living area with solid timber flooring, opens to a charming front courtyard.
- \*Outdoor courtyard includes: generous deck, convenient clothesline and a secure space for pets.
- \*Third bedroom features a built-in robe and ceiling fan for comfort.
- \*Third bathroom is equipped with shower, vanity and WC.
- \*Large double garage with automatic door and internal access.
- \*European-style laundry for practicality.



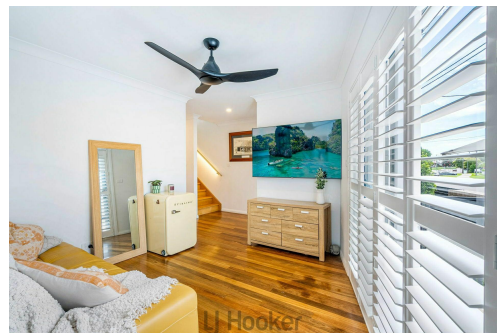
Upper Level:

- \*Spacious living and dining area with solid timber flooring opens to an inviting outdoor balcony.
- \*Chef's kitchen includes a 900mm Smeg gas cooktop and oven, Smeg dishwasher and stunning stone benchtops.
- \*Master bedroom features a walk-in robe, ceiling fan and private ensuite.
- \*Second bedroom with built-in robe and ceiling fan.
- \*Stylish main bathroom includes a shower, vanity and WC.



Additional Features:

- \*Ducted reverse cycle air-conditioning throughout.
- \*Timber shutters for added elegance.
- \*Natural gas connection for enhanced living experience.
- \*Pets allowed (subject to Strata approval).
- \*Two additional off-street parking spaces on the driveway.



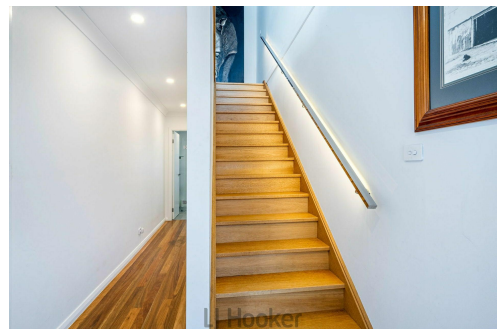
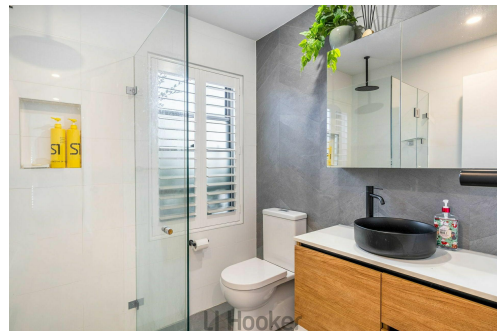
The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## More About this Property

|               |             |
|---------------|-------------|
| Property ID   | Y6DHN8      |
| Property Type | Townhouse   |
| Including     | Toilets (3) |

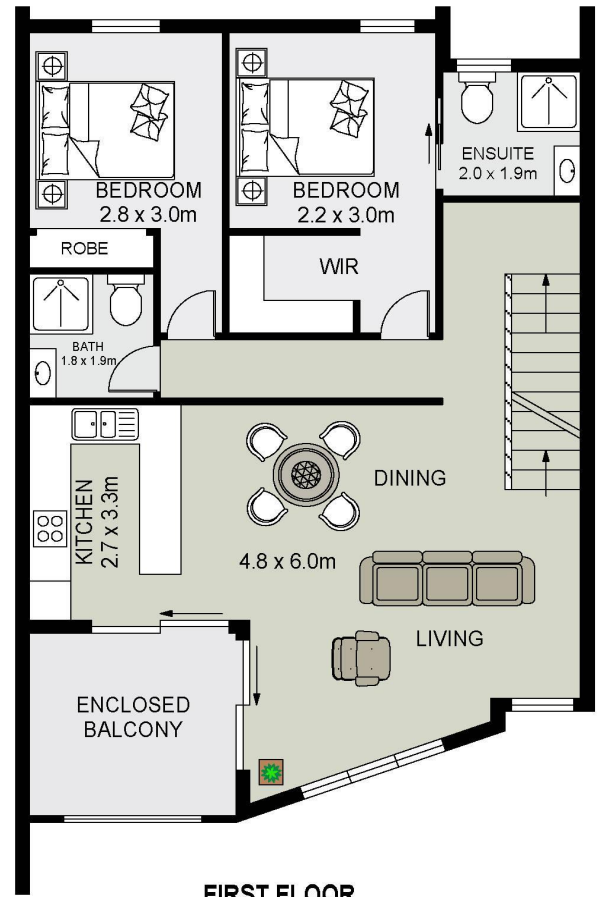
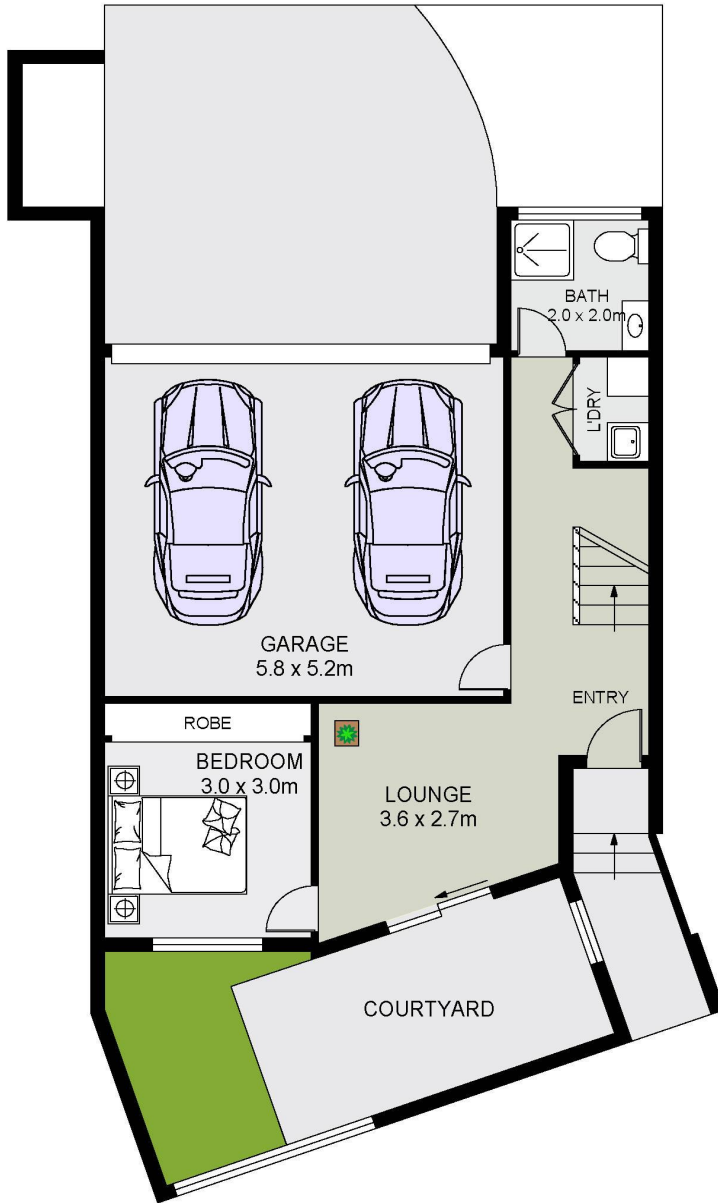
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Chairman of the Board | pcampbell.admiral@ljh.com.au

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2/122 Hobart Road  
New Lambton



Total Internal Floor Area: 160 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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