



117 Lookout Rd, New Lambton Heights



Live, work & play at this exclusive address, with privacy & seclusion guaranteed.

Nestled at the end of a private slip road next to Blackbutt Reserve, and with only one neighbour, this stylish and substantial home offers everything you would expect from a New Lambton Heights address.

Against the bushland backdrop, manicured lawns and cottage gardens wrap the two-story rendered brick house that is truly a family home.

Configured for flexibility, the house comprises two distinct levels connected by a magnificent timber and wrought iron staircase.

Upstairs are 3 sizeable bedrooms – the master suite has its own balcony, walk-in robe, and striking ensuite – two home offices (one of which has been a fifth bedroom at times), a large living and dining area, magnificent bathroom, and spacious kitchen that opens onto the large rear deck, overlooking bush as far as the eye can see.

Downstairs is almost a second home – ideal for extended family, adult children, guests or even Airbnb. It has an oversized fourth bedroom with ensuite and sitting area, large but cosy living room with gas fire, laundry, cellar and more storage than you would know what to do with.

This level is also perfect for entertaining, and the large paved undercover area with mosaic pond and garden edges has seen many a family gathering, including 18th and 21st birthdays galore.

Summertime there are pool parties around the spectacular 12-metre suspended concrete pool, with adjacent grassy terrace that steps down to a meandering native garden and, if you choose, onto the walking trails of Blackbutt.

Designed with fluid open plan living and alfresco dining in mind, this home is the perfect entertainer.

4 bedrooms 3 bathrooms 7 car spaces 1,486 m²

Price	SOLD
Property Type	Residential
Property ID	421
Land Area	1,486 m ²

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Every room has a garden vista, and the separate spaces to live, work and study have been a savior during lockdown.

Truly a sanctuary this large family home offers the chance to step away from the hustle and bustle and into the bush, while being minutes from John Hunter Hospital and the sought-after New Lambton Public School.

No expense has been spared in its quality renovations over the years - including rich timber floors and windows, quality cabinetry throughout and new carpets in the bedrooms.

The home has ducted air-conditioning and enough parking for all the family and their guests.

You can't go past this Heights home for quality, comfort and serenity.

"Following some 25 yrs of creating such special memories from 117, our vendor has made the hard decision to downsize, realising 117 is simply just too big". As this chapter closes, your opportunity now arrives, to secure a home of sophisticated elegance coupled with genuine space, and cloaked by nature.

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