



**56 St James Road New Lambton NSW**

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This lovely New Lambton home sits on a generous 488sqm, level block and is being offered for sale with DA approval. The end result would provide you with a beautiful 3 bedroom, 2 bathroom and double garage with rear entertaining deck.

The current cottage offers 10ft ceilings, 2 generous size bedrooms with built in robes, separate living and dining rooms, central main bathroom with good storage, second WC and a paved undercover area off the kitchen at the rear of the home.

**FEATURES INCLUDE:**

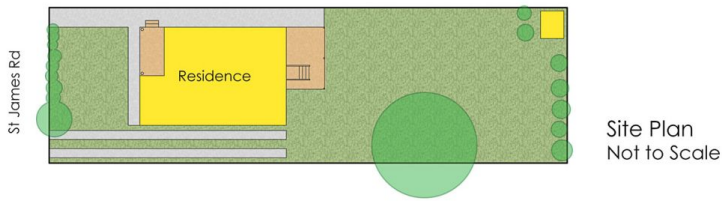
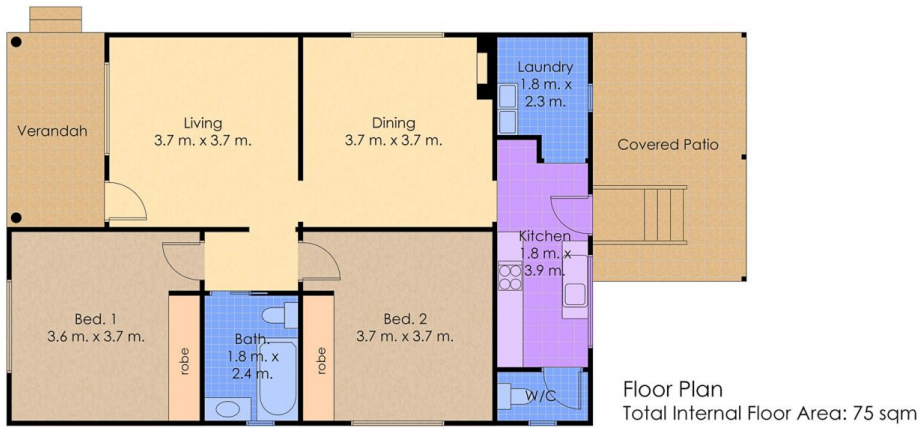
- High ceilings
- Built-in robes
- Split system air conditioner
- Updated bathroom
- Undercover outdoor area
- Manicured lawn and gardens
- Garden shed
- Neutral colour palette

Conveniently located only 2km from Westfield Kotara,

**Price** : \$ 580,000  
**Land Size** : 488 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/house/5661005>



**Phil Swan**  
4957 6166



56 St James Rd,  
New Lambton



Measurements and direction of north are approximate and are to be used as a guide only.