



### 50 Marshall Street New Lambton Heights NSW

3 2 1

This vintage WB & Tile 3 bedroom cottage is nestled on a corner block, north facing to Victoria Crescent, in a leafy enclave of this ever popular family friendly suburb.

All 3 bedrooms have built-ins and ceiling fans, tiled front patio at the front with central open plan living/dining area featuring a combustion fireplace & timber floorboards and adjoins the spacious kitchen with terracotta tiled floor, dishlex dishwasher, appliance cupboard & breakfast bar.

The dining opens to a covered outdoor area at the rear. A tv room/teenage pad adjoins bedroom 3 and there are two bathrooms, main with tub & shower, separate wc.

Single carport on the side with internal access to the house and an above ground pool in the private side courtyard.

In easy distance of New Lambton Heights Infants School, around the corner from The Heights Café

**Price** : \$ 510,000  
**Land Size** : 556 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton-heights/residential/house/5661354>



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Site Plan

50 Marshall Street  
New Lambton Heights

Measurements are approximate and are to be used as a guide only

