



### 31 Addison Road New Lambton NSW

3 2 2

A timeless architect designed split level contemporary residence which blends harmoniously into the surrounding natural bushland environment. Set back from the street at the end of a highly desirable cul-de-sac adjacent to Blackbutt Reserve with the emphasis on privacy and relaxed family living the home offers generous proportions and a functional layout.

The recessed covered front porch and entry vestibule feature quarry tiles with exposed brick feature wall and internal access to the double garage.

The generous living room on the lower level features raked ceilings with exposed timber beams, a wall of built-in shelving and a slow combustion fireplace for cosy winter nights plus reverse cycle air conditioning for year round comfort.

The mezzanine with timber balustrade overlooking the living room is designed for formal dining and adjoins the updated well designed kitchen featuring extensive storage options with banks of drawers, double appliance cupboard and pantry. Also

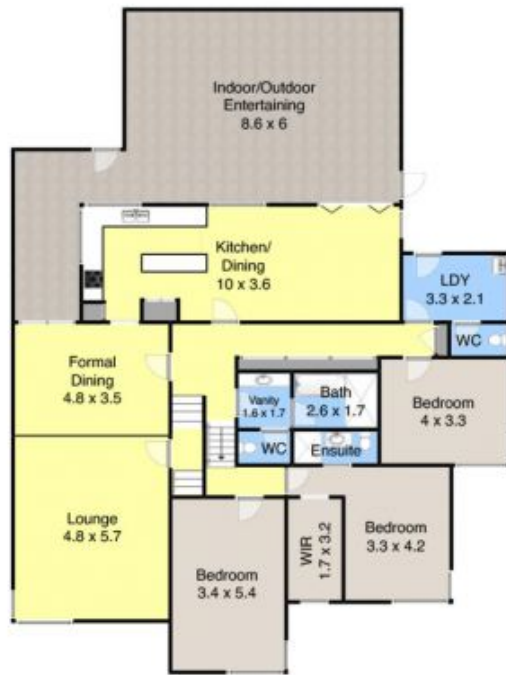
**Price** : \$ 1,200,000  
**Land Size** : 1526 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/house/5661507>



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Lower Level



Upper Levels



Site Plan

New Lambton



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

