



**4/116 St James Road New Lambton NSW**

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This well presented open plan villa located at the end of a set of 4 with a second car space is ideal for a first home buyer or those simply wanting to downsize without all the maintenance.

**Price** : \$ 750,000

**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/villa/6850512>

**Offering:**

- 3 bedrooms all with built-ins and ceiling fans
- Separate lounge and dining areas with ceiling fans
- Fresh, modern white kitchen with dishwasher
- Main bathroom with shower and separate bath
- Separate WC
- Laundry with access to rear courtyard and 2nd WC
- Fully fenced rear courtyard, ideal for enjoying the morning coffee
- Automatic garage with internal access
- 2nd car space



**Phil Swan**  
4957 6166

**Extras include:**

- Ducted Air Conditioning
- Polished floorboards and tiled areas
- Ample storage

The property is situated within close proximity to New



4/116 ST JAMES RD NEW LAMBTON

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All measurements are indicative and shown in metres. It is not an exact replica of the property internally or externally.  
Interested parties should not rely wholly on these plans and make their own enquiries.