



175 St James Road New Lambton NSW

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Step across the threshold of this contemporary, enviable home to discover a property that will satisfy even the most discerning purchaser! Set on a prized flat double block at 760sqm in one of New Lambton's most sought after streets, this property is a unique house & land package

Price : \$ 2,401,000
Land Size : 760 sqm
View : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/house/6859442>

Comprising:

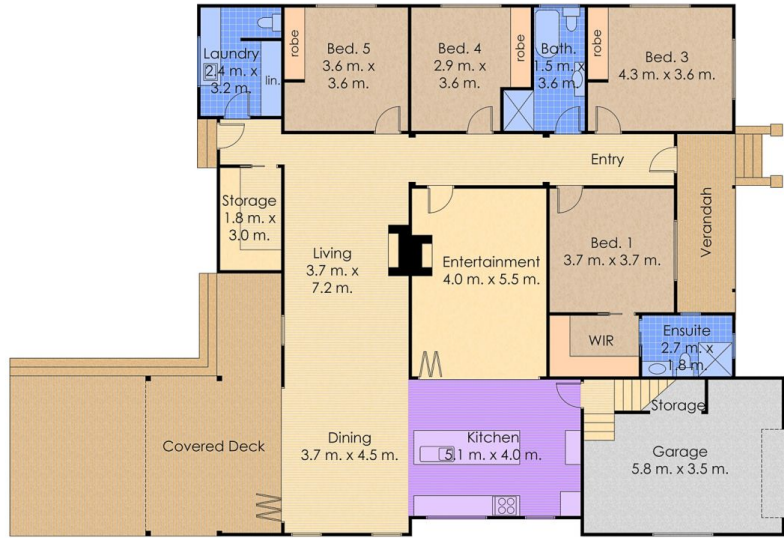
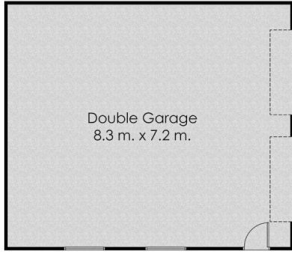
*Five generously sized bedrooms each featuring air conditioning, ceiling fans, plush carpet, built in/walk in robes & plantation shutters. Main & upstairs bedrooms have the added luxury of ensuites with floor to ceiling tiling & well-appointed fittings & fixtures.

*Light-filled, open-plan chef's kitchen boasts granite benchtops with waterfall edging, 5 burner gas stove, dishwasher, double sink & wide island bench with breakfast bar long enough to seat 5, creating an ideal space for the family to sit & chat while meals are being prepared.

*Adjacent to the kitchen is the substantial dining area & family room with original, restored ornate fireplace & mantle. Viridian glass stackable doors allow the dining area to extend to the sizable covered alfresco deck with a



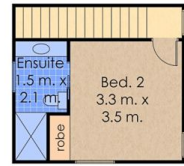
Phillip Swan
4957 6166



Lower Floor Plan
Total Approx. Internal Floor Area: 272 sqm




Site Plan
Not to Scale



Upper Floor Plan

CRAWFORD 175 St. James Rd
New Lambton

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