



6/39 Evescourt Road New Lambton NSW

2 1 1

This is the villa you have been waiting for! Located at the rear of a small complex of 6 and conveniently situated in the heart of New Lambton and only moments from cafes, shops and supermarkets this villa is perfect for the downsizer, investor or first home buyer alike.

Price : \$ 570,000
View : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/villa/7152287>

Offering 2 bedrooms, main with large built-in, generous open plan living and dining areas with reverse cycle air conditioning, neat and tidy kitchen with upright stove and rangehood. Bathroom is combined with laundry and offers separate shower and laundry tub with room for a washing machine, no need to visit a laundromat.



Phillip Swan
4957 6166

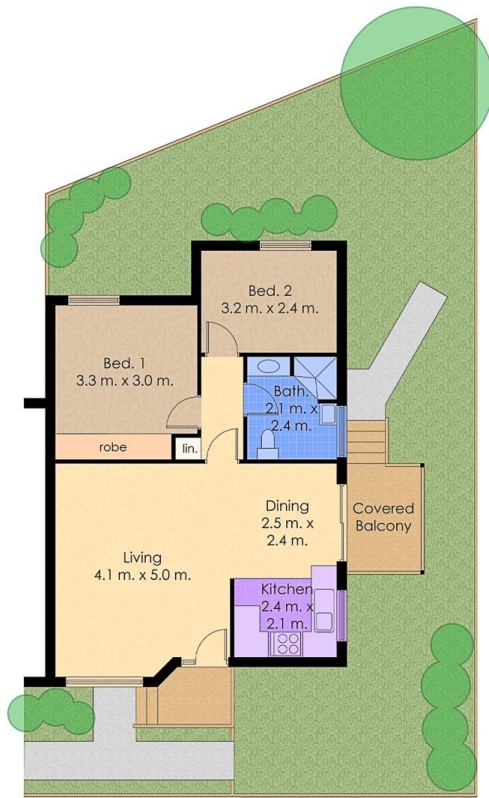
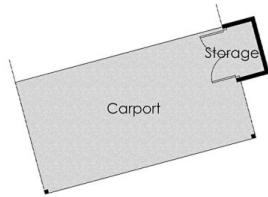


Amanda Swan
02 4957 6166

Complemented by a low maintenance rear grassed courtyard with garden pods, ideal for some quiet gardening and a single carport this villa is a must see!

Zoned for New Lambton Primary School & Lambton High School

Council Rates: approx. \$1520 pa
Strata levies: approx. \$2550 pa



Floor Plan
Total Approx. Internal Floor Area: 59 sqm

CRAWFORD 6/39 Evescourt Rd
New Lambton

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