






## 8 Holly Circuit New Lambton Heights NSW

4  3  2 

This Immaculate Split Level Brick Veneer & Tile home is sure to appeal to families wanting space and comfort in a tranquil leafy environment.

Entry level comprises 3 bedrooms all with ceiling fans, main bedroom with en-suite & built-ins, BR2 & BR3 with built-ins, updated main bathroom with bath & shower.

Mid level has generous kitchen & casual dining and lounge/dining opening to full length covered deck at the rear overlooking the leafy terraced backyard.

Downstairs offers a large rumpus room with a wall of timber bookshelves & a wet bar + 4th bedroom or study with a wall of cupboards & a third bathroom with a spa bath.

Paved outdoor area on lower level. Double garage with auto door.

Extras include:  
Floating timber floors  
BRAND new carpet

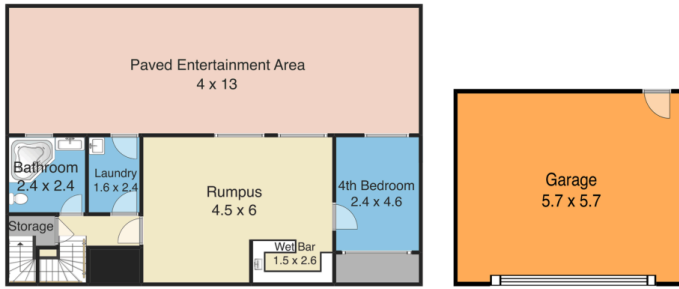
**Land Size** : 710 sqm

**View** : <https://www.crawfordrealestate.com.au/lease/nsw/newcastle-region/new-lambton-heights/residential/house/7491942>

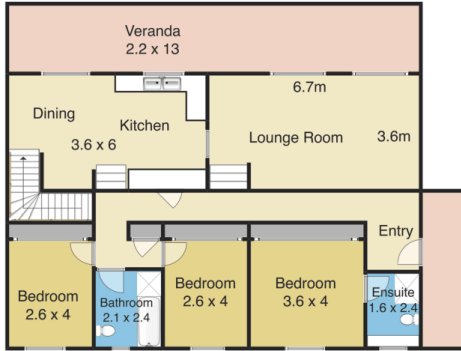


**Amanda Swan**  
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Lower Level



Upper Level



Site Plan



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