



### 204 St James Road New Lambton NSW

3  1  4 

This 3 bedroom home nestled in the quiet Blackbutt Reserve end of St James Rd has been updated with new paint and satin polished floorboards throughout.

A new a/c has been installed in the combined lounge/dining room which opens through French doors to the new deck which overlooks a large leafy yard.

Original kitchen with new gas stove and new dishwasher (to be installed).

Original bathroom with relaxing deep bath and separate shower.

Large laundry with additional storage and benchspace.

Instantaneous gas hot water.

Off street parking for several cars in the driveway and 2 garden sheds.

Available from 14/9/2023

Pets on application (but no dogs as yard is not fenced)

6 or 12 month lease

Only Crawford Real Estate applications accepted

To inspect our properties you must register so we can advise of any changes or cancellations . To register either hit the book inspection button or enquire to be advised of

**View :** <https://www.crawfordrealestate.com.au/lease/nsw/newcastle-region/new-lambton/residential/house/7720308>



**Kerry Robertson**  
02 4957 6166