






**2/162 St James Road New Lambton NSW**

**2**  **1**  **1** 

Nestled in the highly sought-after suburb of New Lambton, this peaceful single-storey villa offers a perfect blend of comfort and convenience. Featuring an unusually spacious kitchen and dining area, as well as a generous courtyard, this property provides an exceptional lifestyle opportunity that sets it apart from others in its class. This spacious home is bathed in natural light, seamlessly connecting to the outdoor entertaining areas, and is conveniently located just moments from public schools, cafes, and local shops. Ideal for downsizers, first-home buyers, or investors, this beautifully maintained villa offers a relaxed lifestyle in a prime location.

**Key Features:**

? Spacious Bedrooms: Two generously sized bedrooms with built-in wardrobes, split system air conditioner, ceiling fans, and plantation shutters for added privacy and style.

? Comfortable Living: Enjoy year-round comfort with split system air conditioning in the living area and ceiling fans throughout.

? Modern Kitchen: A spacious kitchen with ample storage and modern appliances, seamlessly flowing into the dining area.

**Price** : \$ 810,000

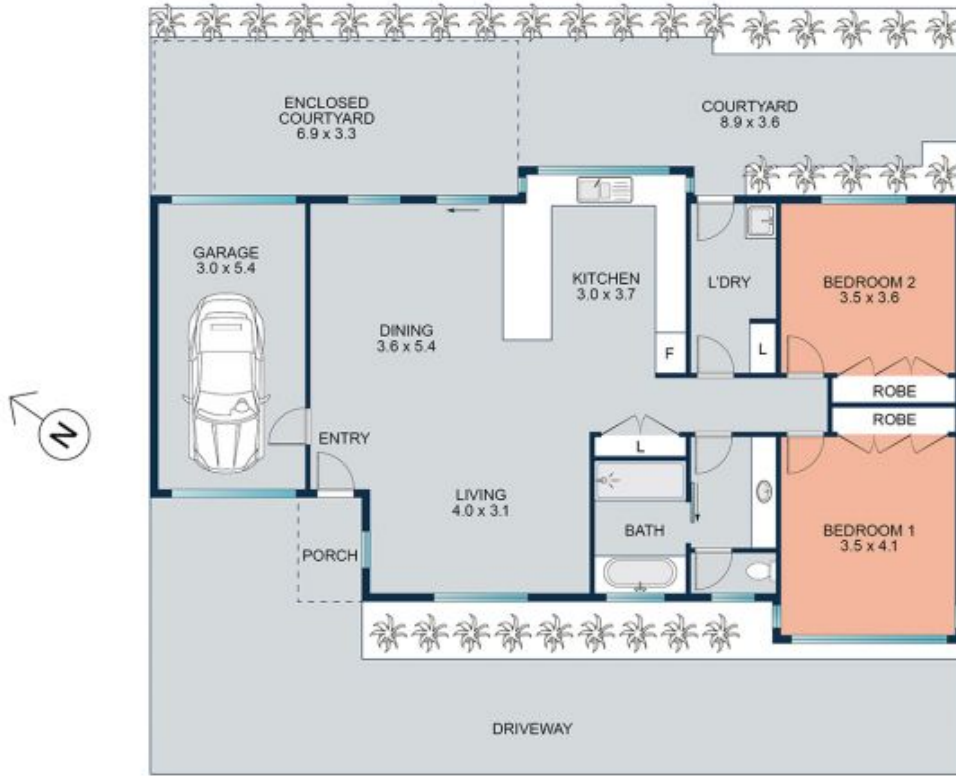
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/villa/8016975>



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Internal 84m2 approx

2/162 ST JAMES RD NEW LAMBTON

**CRAWFORD**  
REAL ESTATE

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.