



## 99 Durham Road Lambton NSW

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Discover this 2-bedroom standalone, Torrens Title villa in the heart of Lambton, lovingly maintained by its original owner for over 20 years. This low-maintenance property offers a wonderful blend of character and potential and is a golden opportunity for first home buyers seeking an affordable and fresh selection. Investors will appreciate the strong rental potential in this sought-after location, while downsizers will find it just the right size for simplifying life without sacrificing comfort. Don't miss this chance to make it your own.

### Key Features:

- ? Bedrooms: 2 neat and tidy bedrooms, each featuring built-in wardrobes
  - ? Bathrooms: Functional bathroom with a separate toilet, plus an additional toilet in the laundry
  - ? Garage: Single garage with an automatic door
- Interior Highlights:
- ? Living Room: The large lounge room boasts a big window that fills the space with natural light, complemented by an

**Type** : Villa  
**Price** : \$ 770,000  
**Land Size** : 245 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/lambton/residential/villa/8085573>



**Phillip Swan**  
02 4957 6166



**Katrina Mortensen**  
0249 576166

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Living Area 82m<sup>2</sup> approx  
Garage 18.7m<sup>2</sup> approx

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**99 DURHAM RD LAMBTON**

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.