



### 3/19a Birdwood Street New Lambton NSW

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Welcome to your new private retreat, nestled in a peaceful, quiet corner at the back of a small block of just three units. This delightful villa is designed to offer you a bright, airy, and sunny living space, perfect for those who cherish tranquility and comfort.

#### Key Features:

? Lounge: Enjoy a light and airy lounge area complete with air conditioning and a ceiling fan, ensuring your comfort year-round.

? 3-Way Bathroom: The practical 3-way bathroom features a bath and shower, separate toilet, and a wash area, providing convenience for busy mornings.

? Bedrooms: Three bedrooms, all fully carpeted and equipped with mirrored built-ins and ceiling fans. The third bedroom offers potential as a peaceful study.

? Dining Room: The tiled dining room opens with patio doors leading directly to a paved entertaining courtyard, ideal for outdoor gatherings.

? Kitchen: A modern kitchen equipped with a dishwasher and gas cooking, ensuring a delightful cooking experience.

? Laundry: Separate laundry located at the back of the kitchen with side access to the outdoor area.

**Price** : Price guide: \$850,000

**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/villa/8086928>



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3/19A BIRDWOOD ST NEW LAMBTON

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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.