

**172 Kings Road, New Lambton, NSW 2305**

**Laing+Simmons**

**House For Sale**

Monday, 22 April 2024

172 Kings Road, New Lambton, NSW 2305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 714 m2**

**Type: House**



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## Preview

Appealing to first home buyers, investors or those desiring a renovation project, this original home's prime position and versatile floor plan presents an ideal parcel in the heart of New Lambton. Rarely does such a fantastic opportunity arise, offering a large 714m<sup>2</sup> gun barrel block with loads of potential. The existing property offers three bedrooms, a combined kitchen and dining area with a separate lounge room leading to two covered alfresco areas. Within walking distance to Adamstown train station, The Gates Hotel, Alder Park and close to New Lambton South Public School, expect quick access to Westfield Kotara and various public transport routes.

- Original home positioned on large 714m<sup>2</sup> flat block
- Incredible potential to redevelop, invest or make it your own dream home
- Desirable location within heart of New Lambton
- Original bathroom, separate WC & laundry
- Neat kitchen, versatile U shaped design
- Lounge room has split system air conditioning
- Three bedrooms, two complete with built-in robes
- Spacious grass yard with large shed
- 2 covered alfresco areas
- Single lock up garage