

2/116 St James Road, New Lambton, NSW 2305

CRAWFORD

Sold Unit

Tuesday, 14 November 2023

2/116 St James Road, New Lambton, NSW 2305

Bedrooms: 2

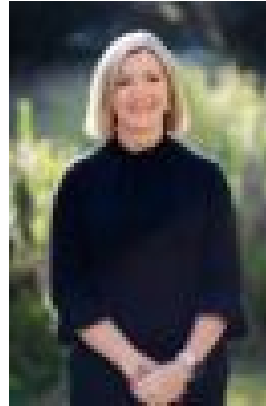
Bathrooms: 1

Parkings: 1

Type: Unit



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\$807,000

This low maintenance updated villa perfect for downsizers and conveniently located 500metres from New Lambton village shops. With an abundance of parks, cafes and boutique retail at your doorstep, it is easy to see why this home is in the ideal location. Situated in a well-kept complex of only 4, this freshly painted spacious villa with brand new carpet consists of 2 bedrooms, master with beautiful bay windows, built in wardrobe and ceiling fan. With an open plan layout including a sizeable combined living/ dining, a split system air conditioner, you will be comfortable all year round. A good sized, light filled kitchen offers electric cooking facilities and plenty of bench and cupboard space. The central bathroom has separate bath, shower and separate W/c with a 2nd W/C located in the laundry. Completing this fabulous villa is a courtyard with gardens and an undercover area- perfect for entertaining friends and family and an automatic single garage taking care of any parking needs. In close proximity to New Lambton village, café's and boutiques only 500m, Regent Park - 370m, Orchardtown Road shopping village - 1.3km, Richley Reserve - 2km, Westfield Kotara - 2km and John Hunter Hospital a mere 3.1kms from home you are definitely spoilt for choice. Zoned for the most sought after schools in the area New Lambton Public School for Kindergarten to Year 6 and Lambton High School for Years 7 to 12. Council Rates - \$1832 approx pa. Water Rates - \$801 approx pa. Strata Levies - \$2267 approx pa. Phone Phillip Swan on 0478 845 591 to arrange your inspection. Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions and exclusions.