

2/162 St James Road, New Lambton, NSW 2305

CRAWFORD

Villa For Sale

Friday, 24 May 2024

2/162 St James Road, New Lambton, NSW 2305

Bedrooms: 2

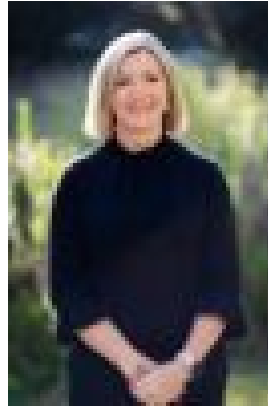
Bathrooms: 1

Parkings: 1

Type: Villa



Phillip Swan
0478845591



Amanda Swan
0457809434

\$775,000 - \$810,000

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.
- **Secure Parking:** Internal access single garage providing secure parking and additional storage space.
- **Outdoor Space:** A good-sized, low-maintenance courtyard perfect for relaxing or entertaining guests.
- **Convenient Location:** Close proximity to local shops, cafes, schools, and public transport, making daily errands a breeze.

Experience the tranquility and convenience of New Lambton living in this delightful villa, offering everything you need for a comfortable and relaxed lifestyle. Zoned for highly regarded New Lambton Public School and Lambton High School. - Council rates - \$1950 approx. per annum - Water rates - \$795 approx. per annum - Strata levies - \$3286 approx. per annum

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 & exclusions.