

# 3 Collaroy Road, New Lambton, NSW 2305

**CRAWFORD**

## Sold House

Saturday, 9 December 2023

3 Collaroy Road, New Lambton, NSW 2305

**Bedrooms: 3**

**Bathrooms: 2**

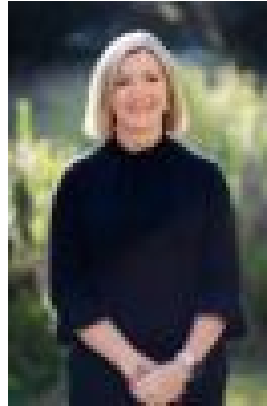
**Parkings: 3**

**Area: 404 m2**

**Type: House**



Phillip Swan  
0478845591



Amanda Swan  
0457809434

**\$1,250,000**

Are you ready to renovate? Or would you like to build your dream home in the heart of New Lambton? This is your perfect opportunity! All that is needed is a little love and imagination, this 3 bedroom home with convenient rear lane access could be yours! With original features throughout, a beautiful front verandah to sit and watch the world go by, separate lounge, dining and sunroom, this home oozes character. Featuring: - 3 bedrooms, 2 with ceiling fans and built in robes - Original bathroom with shower over bath plus 2nd WC and Shower - Cosy kitchen with electric cooking facilities and plenty of cupboard space - Fully fenced north facing rear yard with 3 car garage accessed via the much sought after rear lane. Set on a 404sqm approx. block in the perfect, convenient location of New Lambton. Only 450 metres to New Lambton shopping Village, cafes and restaurants, you will not get much closer! Zoned for New Lambton Public School and Lambton High School. Council Rates: \$2088.00 approx pa Water Rates: \$923.00 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.