

**3 Queens Road, New Lambton, NSW 2305**



**House For Sale**

Wednesday, 12 June 2024

3 Queens Road, New Lambton, NSW 2305

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 499 m2**

**Type: House**



Todd Mason  
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Phil Campbell  
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**\$725,000 - \$795,000**

Positioned in one of New Lambton's most sought after streets, this spacious two bedroom residence could quite easily convert to a three bedroom home within the existing floorplan. Positioned on a near level 499m<sup>2</sup> with northerly aspect this property offers an ideal opportunity to move in add value and enjoy the New Lambton lifestyle for years to come.- Spacious living and dining area includes air conditioner- Large robed master bedroom adjoins sunroom/potential third bedroom- Outdoor area with northerly aspect, level grassed yard- Wide side access to double garage, multiple off street parking spaces- Original neat and tidy Kitchen with electric cooking, overlooks rear yard- Main bathroom with large shower and w/c, internal laundry- Additional large double bedroom with ceiling fan- Walk to village shops at Regent Street and Orchardtown Road- Walk to local parks and easy access to Fernleigh Track for cyclists- Walk to and Zoned for New Lambton South Public and Kotara High