

**4 Addison Road, New Lambton, NSW, 2305**

**Block Of Units For Sale**

Friday, 27 September 2024

4 Addison Road, New Lambton, NSW, 2305

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Block Of Units**



Michael Delaney

## **DUPLEX ON ONE TITLE**

Seize the opportunity here !

2 x 2 Bedroom duplex in a most sought after location short walk to New Lambton Village, New Lambton public primary school, parks and transport.

Both units have there own individual floorplan.

Unit 1 presents very well, consists of 2 bedrooms with built ins, living room with separate dining room with a bonus outdoor alfresco patio, plus an extra living/family room that has potential to be a 3rd bedroom. the unit is air conditioned, small yard, garden space and lock up garage.

Unit 2 is in need of work, needs painting, new carpets but is bursting with potential. 2 bedrooms with built ins, separate lounge and dining rooms, small yard space with lock up garage.

Ideal investment opportunity, with the ability to strata into 2 properties, would suit to renovate and re-sell, or perfect for the live in one and rent the other.