

3/19A Birdwood St, New Lambton, NSW, 2305

CRAWFORD

Villa For Sale

Thursday, 1 August 2024

3/19A Birdwood St, New Lambton, NSW, 2305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa

Delightful 3-Bedroom Villa: Your Peaceful, Sunny Retreat Awaits

Welcome to your new private retreat, nestled in a peaceful, quiet corner at the back of a small block of just three units. This delightful villa is designed to offer you a bright, airy, and sunny living space, perfect for those who cherish tranquility and comfort.

Key Features:

- **Lounge:** Enjoy a light and airy lounge area complete with air conditioning and a ceiling fan, ensuring your comfort year-round.
- **3-Way Bathroom:** The practical 3-way bathroom features a bath and shower, separate toilet, and a wash area, providing convenience for busy mornings.
- **Bedrooms:** Three bedrooms, all fully carpeted and equipped with mirrored built-ins and ceiling fans. The third bedroom offers potential as a peaceful study.
- **Dining Room:** The tiled dining room opens with patio doors leading directly to a paved entertaining courtyard, ideal for outdoor gatherings.
- **Kitchen:** A modern kitchen equipped with a dishwasher and gas cooking, ensuring a delightful cooking experience.
- **Laundry:** Separate laundry located at the back of the kitchen with side access to the outdoor area.
- **Outdoor Area:** Gated and fenced (with a brand new fence), the outdoor area includes a tree-lined side path and a flowery pathway to the front door, enhancing your villa's charm.
- **Parking:** Secure your vehicle in the single garage.

This villa is a haven of peace and privacy, offering a sunny, retreat-like atmosphere. Whether you are relaxing in the lounge, entertaining in the courtyard, or enjoying the quiet of your bedroom, this home provides the perfect balance of light, space, and serenity.

Don't miss this opportunity to make this delightful villa your new home.

Zoned for New Lambton South Public School and Kotara High.

Council rates: \$1,950 approximately per annum

Water rates: \$795 approximately per annum

Strata levies: \$777 approximately per quarter

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 & exclusions.