






### 8 Fay Avenue New Lambton NSW

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Situated at the top end of an elevated cul-de-sac this treasured Weatherboard & tile family home is offered for the first time in many years.

Offers entry hall, spacious lounge/dining room with decorative mantelpiece and large picture windows, 3 bedrooms ( built-ins in two ) , original retro bathroom in pristine condition, fresh all white kitchen, rear sunroom and a deck with views overlooking the north facing backyard. There is a garage with workshop and laundry under.

This property is ideal for a young family with great potential to add your own touch. A very convenient location close to local Village shops and Blackbutt Reserve.

**Type** : House

**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/house/5660978>



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WM-OPEN  
REF-770W

### SITE PLAN (not to scale)

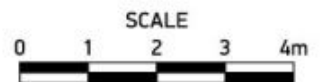


FAY AVE



### LOWER LEVEL

### UPPER LEVEL



## 8 FAY AVE, NEW LAMBTON

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