



### 13A Andrew Close North Lambton NSW

3 1 1

This brick home located in a quiet cul-de-sac position with reserve at the rear is ideal for the first home buyer or downsizer.

Offering 3 bedrooms all with built-ins, lounge room with reverse cycle air conditioning and dining area with access to the small rear yard overlooking the bush reserve.

Neat and tidy kitchen with electric cooking, bathroom with separate bath, shower and WC plus a 2nd WC in the laundry.

Single auto garage with internal access and large fully fenced side yard, ideal for children or pets will be an attraction to many.

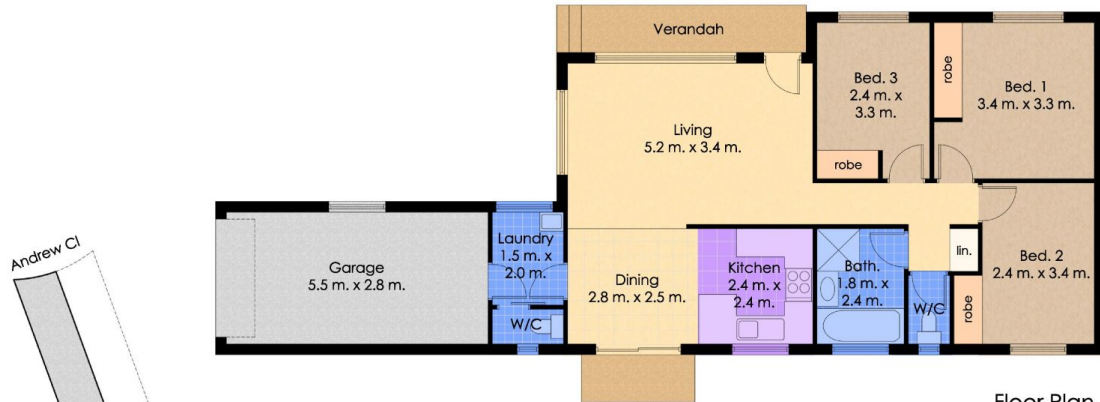
Zoned for Heaton Public School which caters for students from Kinder to Year 6, Callaghan College Waratah Campus for students in Year 7 - 10 and Callaghan College Jesmond for senior students in Yr 11 and 12.

Ideal location and so close to everything you need:  
1.4km from Jesmond Central Shopping Centre

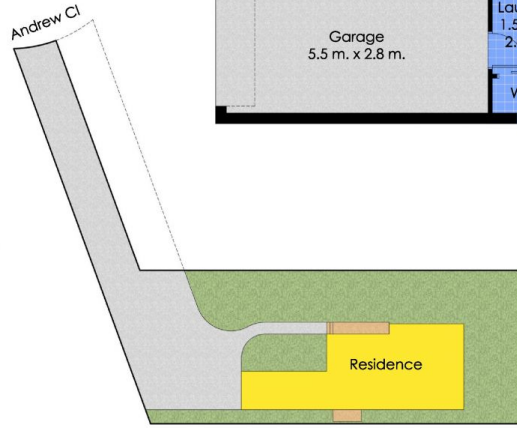
**Price** : \$ 700,000  
**Land Size** : 469 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/north-lambton/residential/house/6917376>



**Phil Swan**  
**4957 6166**



Floor Plan  
Total Approx. Internal Floor Area: 90 sqm



Site Plan  
Not to Scale

**CRAWFORD**

13A Andrew Cl  
North Lambton

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Measurements and direction of north are approximate and are to be used as a guide only.