



## 175 St James Road New Lambton NSW

5 3 3

### ULTIMATE FAMILY HOME!

Contemporary, enviable home located in one of New Lambton's most sought after streets.

Comprising:

\*Five generously sized bedrooms each featuring air conditioning, ceiling fans, plush carpet, built in/walk in robes & plantation shutters. Main & upstairs bedrooms have the added luxury of ensuites with floor to ceiling tiling & well-appointed fittings & fixtures.

\*Light-filled, open-plan chef's kitchen boasts granite benchtops 5 burner gas stove, dishwasher, double sink & island bench with breakfast bar long enough to seat 5, creating an ideal space for the family to sit & chat while meals are being prepared.

\*Adjacent to the kitchen is the substantial dining area & family room with original, restored ornate fireplace & mantle. Viridian glass stackable doors allow the dining area to extend to the sizable covered alfresco deck with a soaring pitched roof, creating a stunning indoor/outdoor dining & entertaining space, perfect for parties or relaxed family get-togethers.

**Land Size** : 760 sqm

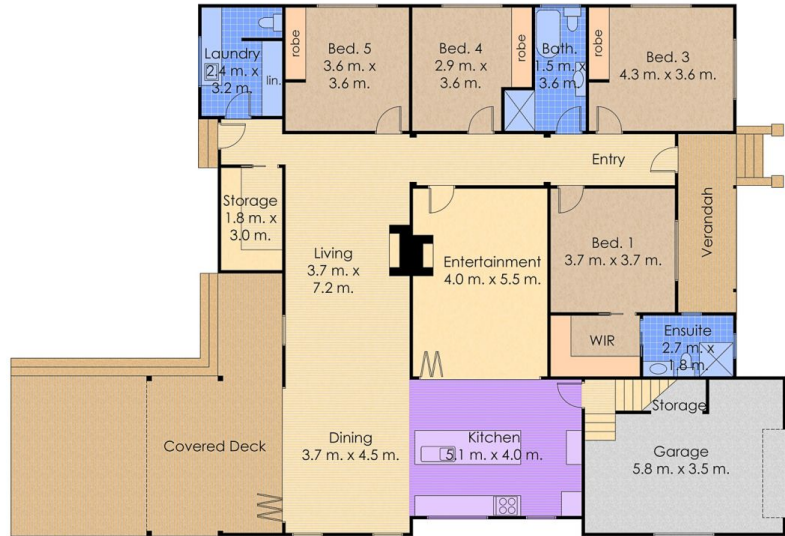
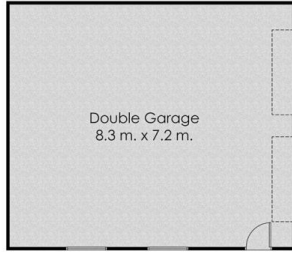
**View** : <https://www.crawfordrealestate.com.au/lease/nsw/newcastle-region/new-lambton/residential/house/6923231>



**Amanda Swan**  
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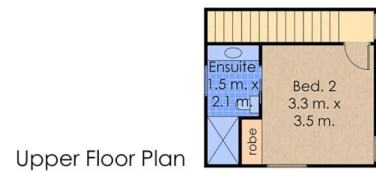
**Kerry Robertson**  
02 4957 6166



Lower Floor Plan  
Total Approx. Internal Floor Area: 272 sqm



Site Plan  
Not to Scale



Upper Floor Plan



175 St. James Rd  
New Lambton

0 m. 1 2 3 4 5

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