



7/94 St James Road New Lambton NSW

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IDEAL FOR THE FIRST HOME BUYER OR INVESTOR!

This conveniently located unit offers:

- ? TWO allocated undercover car spaces
- ? 2 generous sized bedrooms - both with built in robes
- ? Spacious and light living/dining area
- ? Bright updated bathroom with small bathtub
- ? Neutral kitchen with plenty of storage
- ? Top floor apartment at the rear of the complex
- ? Zoned for New Lambton Primary and Lambton High
- ? Central location to Westfield (1.9k) and 700m to New Lambton Village

Inspect today and be delighted by what you find!

Rent potential approx \$350 per week

Council rates: \$1,436 approx pa

Water rates: \$915 approx pa

Strata levies: \$2,496 approx pa

**Price** : \$ 490,000

**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/unit/6960048>



**Phil Swan**  
4957 6166



**Amanda Swan**  
02 4957 6166



Floor Plan  
Total Internal Floor Area: 56 sqm



7/94 St. James Rd.,  
New Lambton



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