



### 35 Russell Road New Lambton NSW

2 2 2

This impeccably presented Torrens Title split level Brick Veneer and Tile Duplex offers generous proportions throughout and will appeal to those seeking a low maintenance home in a highly desirable location. It is now offered for sale for the first time by the original houseproud owner.

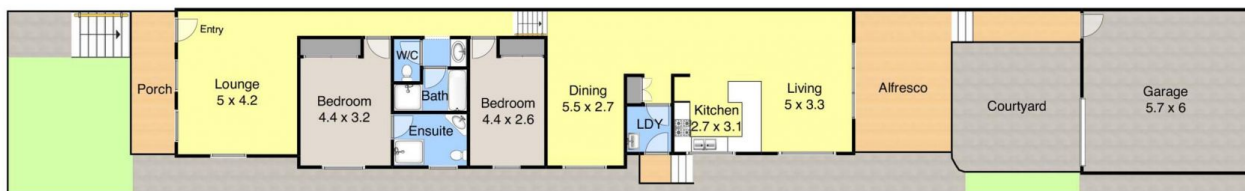
With instant street appeal and established low maintenance gardens enter from the covered front veranda to the inviting formal sitting room, proceed down the hallway to the main bedroom with a large ensuite and built-in wardrobes, BR2 also with built-ins and the main bathroom with a 3-way configuration for convenience providing a vanity, bath and shower recess and separate a wc.

Step up to the generous formal dining room and the spacious air conditioned open plan kitchen/dining and family room at the rear opening through sliding glass doors to the covered north facing paved alfresco area and courtyard with a covered walkway to the double garage and workshop with roller door access to the backyard on one side.

**Price** : \$ 830,000  
**Land Size** : 299 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/semi-detached/6970738>



**Margaret Jensen**  
**02 4957 6166**



**35 Russell Road,  
New Lambton**



**Internal Area: 119.4m<sup>2</sup> Approx.**

Measurements are approximate and are to be used as a guide only

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