



### 13 Fitzroy Road Lambton NSW

3 2 2

This is a spacious 3 bedroom (all with built-ins and ceiling fans) home in a leafy street with rear lane access to the double garage.

The oversized main bedroom has an ensuite, both other bedrooms are double sized and all have polished floorboards.

Kitchen with gas cooktop and dishwasher leads to second living area which opens to covered rear entertaining deck with gas bbq bayonet.

The loungeroom has air conditioning and there is also a separate dining room joined by cut glass doors.

Rent includes electricity.

Available 8/12/23

6 or 12 month lease

Pets on Application

Only Crawford Real Estate applications will be accepted.

\*To inspect our properties you must register so we can advise of any changes or cancellations . To register either hit the book inspection button or enquire to be advised of available times.

**View** : <https://www.crawfordrealestate.com.au/lease/nsw/newcastle-region/lambton/residential/house/7176221>



**Kerry Robertson**  
02 4957 6166