






### 117 Croudace Street New Lambton NSW

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This substantial Brick Veneer and Tile home is now being sold for the first time since it was built c1960 giving a new family the opportunity to refresh and update and make it their own.

Enter from the front door on the ground level or directly from the oversized (5m x 8.7m) garage with additional storage space or exceptional workshop space - ideal for tradies or the home handyman.

Upstairs accommodation offers 3 bedrooms, the main and BR2 with mirrored built-in wardrobes and ceiling fans, BR3 has built-ins and opens to the back veranda.

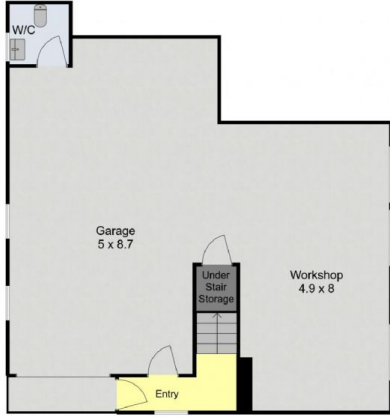
The main living/dining room with built-in bar opens through sliding glass doors to the front patio, the central kitchen features an Island preparation bench, decorative skylight, dishwasher and a large servery window to the rear family room which opens to the covered al fresco and inground pool for family fun.

The bathroom has been updated with a shower over the spa bath and a timber vanity with twin basins. There is a

**Price** : \$ 760,000  
**Land Size** : 588 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/house/7178221>



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Street Level



Upper Level



Site Plan

117 Croudace Street,  
New Lambton



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

