



**115 Victoria Street New Lambton NSW**

3 1 1

Situated on an elevated block of approx. 607sqm and with a street frontage of approx. 20metres wide- You really are spoilt for choice!

- Are you in the mood for a complete renovation?
- What about a knock down and build your dream home?
- Or have you been thinking of building some investments opportunities in the form of townhouses? (STCA)

Whilst this home is ready to move in to, this 3 bedroom family home still has some of the old school charm and character from when it was first built in the 1960's, Enjoy a coffee on the front verandah with glimpses of Bar Beach and Merewether, As you enter upstairs you are drawn to the large picture windows in the lounge with a magnificent view over New Lambton, separate dining room with air conditioning, a tidy timber kitchen with electric cooking facilities, 3 bedrooms all with built in wardrobes and original bathroom with separate bath and shower and a convenient laundry shute.

Downstairs there is plenty of space for kids to play in the

**Price** : \$ 1,100,000  
**Land Size** : 607 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/house/7471033>



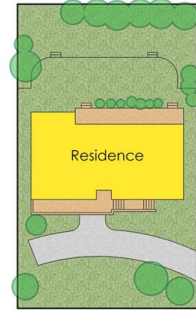
**Phillip Swan**  
4957 6166



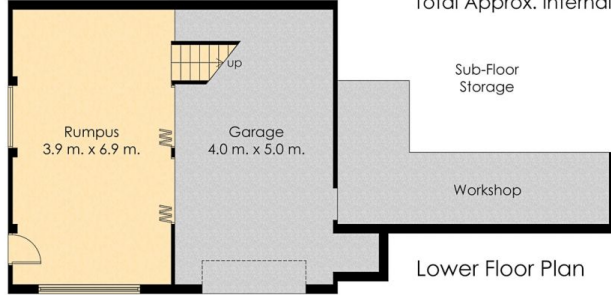
**Amanda Swan**  
02 4957 6166



Upper Floor Plan  
Total Approx. Internal Floor Area: 165 sqm



Victoria St  
Site Plan  
Not to Scale



Lower Floor Plan

**CRAWFORD** 115 Victoria St  
New Lambton



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