



**120 Durham Road Lambton NSW**

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**By Appointment Only!!**

From the moment you step in the front door this welcoming home exudes style & comfort.

Being welcomed by a wide hallway entry & a free flowing layout of high ceilings & loads of natural light, you feel a sense of space & openness.

The open plan living & dining connect to the spacious kitchen featuring modern appliances including dishwasher, electric cooking, an abundance of cupboard & drawer space & beautiful bench tops perfect for cooking as a family or preparing a feast for friends.

Stepping out from the main living room you are greeted with an undercover patio area overlooking the North facing rear yard & pool area which fully captures the Winter sun & will have you loving the cooler months.

The home has been finished in a bright clean neutral décor, Timber floors in the main areas & 100% wool carpets in all the bedrooms, not to mention an exceptional size bathroom

**Price** : \$ 1,600,000  
**Land Size** : 582 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/lambton/residential/house/7566076>



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120 DURHAM RD LAMBTON

**CRAWFORD**  
REAL ESTATE

All measurements are indicative and shown in metres. It is not an exact replica of the property internally or externally.  
Interested parties should not rely wholly on these plans and make their own enquiries.