



**2/130 Durham Road Lambton NSW**

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Perfect for someone who is downsizing or investing and located just a stone's throw from Lambton Park and its many sporting facilities, this unit is a fantastic lifestyle choice. With schools, hospitals, and Newcastle University only moments away, you can spend less time commuting and more time enjoying the comforts of home or the many coffee shops, bars and restaurants the Lambton area has to offer.

**Price** : \$ 504,000

**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/lambton/residential/unit/7613868>

Situated in a small complex of 5 units, this property ticks all the right boxes for low maintenance easy care living.

- Freshly painted throughout
- 2 good size bedrooms, both with built in robes and both with access to the balcony which has outstanding views over Lambton and New Lambton.
- Soak up the sun in the combined lounge and dining room which offers split system air conditioning.
- Modern kitchen with electric stove top and oven, marble look laminated benchtops and ample storage space
- Single lock up garage.
- Zoned for Lambton Public School K-6; Lambton High School 7-12



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2/130 DURHAM RD LAMBTON

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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.