



**37 Hobart Road New Lambton NSW**

3 2 1

Beautifully renovated brick home that has kept the character intact. You will be impressed with what this 3-bedroom home has to offer. Positioned on an impressive flat block of approx.594sqm in one of Newcastle's most sought after suburbs.

**Land Size** : 594 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/house/7621286>

Perfect for first home buyers, those downsizing or investing but especially exciting for families - zoned for the highly sought after New Lambton Public School for Kinder to Yr 6 & Lambton High School for Yrs 7-12.

This property is one for everyone & offers huge potential to further make it your own by extending, adding a granny flat or pool!

- ? Daikin split system A/C & ceiling fans to both living areas
- ? 3 bedrooms all with good-sized b/in robes & ceiling fans
- ? 2 bathrooms, one acting as an ensuite with walk-in shower, opening Velux skylight allowing the space to be filled with natural light & the second bathroom offering shower over the bath & a neat laundry with stone benches & plenty of storage tucked behind the door
- ? Beautiful original hardwood floors to the majority of the



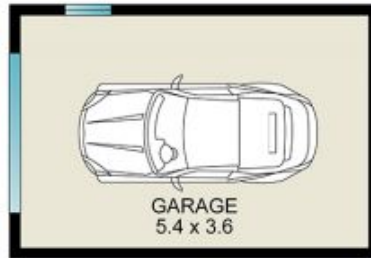
**Phillip Swan**  
4957 6166



**Amanda Swan**  
02 4957 6166



Internal 97m<sup>2</sup> approx



(Not in position)



37 HOBART RD NEW LAMBTON

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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.