



## 7 Ridgeway Road New Lambton Heights NSW

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Are you wanting to renovate? Knock down & rebuild? Are you wanting an instant dual income?

This weatherboard property with freshly painted interiors is something special and provides the rare opportunity in such a prized neighborhood to use your imagination and make it your own!

Surrounded by beautiful New Lambton Heights greenery, enjoy spectacular views over the treetops of Blackbutt to the ocean. Marvel at the serene setting of this large leafy block (approx. 695sqm) frequented by native birds and wildlife.

The property has been rented out as 2 flats with separately metered electricity. Live in one while renting out the other or rent out both for an immediate dual income.

Downstairs: Discover the feeling of space with a large entrance, high ceilings and beautiful timber floorboards throughout. Two north facing bedrooms at the front of the property welcome the sun to warm you up on those chilly days. The potential 3rd bedroom at the rear overlooks the

**Price** : \$ 1,175,000  
**Land Size** : 695 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton-heights/residential/house/7637073>



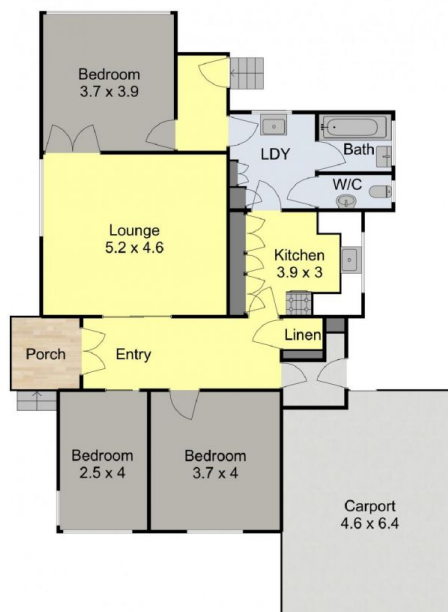
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Upper Level



Street Level



Site Plan

7 Ridgeway Road,  
New Lambton Heights



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

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