






## 2/116 St James Road New Lambton NSW

2  1  1 

This low maintenance updated villa perfect for downsizers and conveniently located 500metres from New Lambton village shops. With an abundance of parks, cafes and boutique retail at your doorstep, it is easy to see why this home is in the ideal location.

Situated in a well-kept complex of only 4, this freshly painted spacious villa with brand new carpet consists of 2 bedrooms, master with beautiful bay windows, built in wardrobe and ceiling fan.

With an open plan layout including a sizeable combined living/ dining, a split system air conditioner, you will be comfortable all year round.

A good sized, light filled kitchen offers electric cooking facilities and plenty of bench and cupboard space.

The central bathroom has separate bath, shower and separate W/c with a 2nd W/C located in the laundry.

Completing this fabulous villa is a courtyard with gardens and an undercover area- perfect for entertaining friends

**Price** : \$ 807,000

**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/unit/7799156>



**Phillip Swan**  
4957 6166



**Amanda Swan**  
02 4957 6166



2/116 ST JAMES RD NEW 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.