



**3 Collaroy Road New Lambton NSW**

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Are you ready to renovate? Or would you like to build your dream home in the heart of New Lambton? This is your perfect opportunity!

All that is needed is a little love and imagination, this 3 bedroom home with convenient rear lane access could be yours!

With original features throughout, a beautiful front verandah to sit and watch the world go by, separate lounge, dining and sunroom, this home oozes character.

**Featuring:**

- 3 bedrooms, 2 with ceiling fans and built in robes
- Original bathroom with shower over bath plus 2nd WC and Shower
- Cosy kitchen with electric cooking facilities and plenty of cupboard space
- Fully fenced north facing rear yard with 3 car garage accessed via the much sought after rear lane.

Set on a 404sqm approx. block in the perfect, convenient

**Price** : \$ 1,250,000  
**Land Size** : 404 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton/residential/house/7827741>



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Internal 86m<sup>2</sup> approx



(Not in position)

### 3 COLLAROY RD NEW LAMBTON



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.