



### 45 Marshall Street New Lambton Heights NSW

3 2 2

This absolute charmingly appealing home creates a peaceful family retreat, nestled within beautiful gardens in a quiet, tree lined Marshall street.

This property comes with some amazing history initially built in 1969 with the home being loved by one family with the name Marshall in their bloodline. Marshall Street was aptly named in 1937, named after James Gordon Marshall.

Step inside and discover an abundance of space with multiple options for living. Choose from the upper lounge room with featured mantel, chandelier lighting and covered balcony with views to Mt Sugarloaf or 2nd living room with reverse cycle air conditioning, plenty of floor to ceiling storage or the sunny north west facing sunroom perfect for soaking up the sun in those cooler months.

A heart-of-the-home kitchen featuring 4 burner gas stove top, gas wall oven, plenty of cupboard storage and large breakfast bar, making meal preparation a breeze.

All 3 bedrooms offer built in wardrobes, 2 bedrooms include their own reverse cycle air conditioners.

**Price** : \$ 1,100,000  
**Land Size** : 758 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/new-lambton-heights/residential/house/7930834>



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Internal area ~271m<sup>2</sup>



## 45 Marshall St, New Lambton Heights

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