



4/173 Kings Road, NEW LAMBTON, NSW 2305

Stylish Villa with Low-Maintenance Living in the Heart of New Lambton

Tucked away in one of New Lambton's most sought-after pockets, this modern villa offers the perfect blend of space, style, and low-maintenance living. Featuring three generous bedrooms, two bathrooms, and a double garage, the home is designed for easy everyday comfort. The open plan kitchen, living and dining area flows seamlessly to a north-facing courtyard and alfresco space, capturing natural light and providing the ideal setting for year-round entertaining in this highly desirable suburb.

This appealing 3 bedroom villa is set privately at the rear of the block, making it a perfect retreat in the heart of New Lambton. The spacious open plan living area with tile floors and an abundance of natural light adjoins a large neat kitchen and dining area. The bedrooms are generous with all containing built-in wardrobes, and there is a modern bathroom and ensuite. The double garage offers secure internal access and an automatic opening roller door. The property boasts split system air conditioning and ceiling fans.

Step outside to a sunny, low-maintenance courtyard that's perfect for relaxing or entertaining year-round. Whether you're enjoying a quiet morning coffee, hosting weekend barbecues, or creating a lush garden oasis, this private outdoor space offers flexibility and charm to suit your lifestyle. With direct access from the living area, it seamlessly extends the home's indoor-outdoor appeal.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 92P1346

SALE DETAILS

Guide \$890,000 to \$930,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

Close to several well-regarded schools New Lambton South Public School (1 min) & Kotara High School (7 mins), Newcastle University (12 mins), Westfield Kotara Shopping Centre (3 mins), while being an easy drive from the Hunter Expressway, Pacific Motorway, and into Newcastle CBD.

The features of this home are as follows:

- 3 Bedrooms (all with built-in wardrobes)
- Open Plan Living & Dining Area
- Modern Kitchen
- Bathroom with Shower, Bath, & Vanity
- Separate Toilet
- Ensuite with Shower, Toilet & Vanity
- European Style Laundry
- Double Garage with Auto Door Opener & Internal Access
- Rear Courtyard / Entertaining Area
- Split System Air Conditioning
- Ceiling Fans
- Close to Newcastle University, Hospitals, Shops, Schools and Transport

Potential Rent - \$720 per week.

Strata - \$1,151.35 per quarter.

Land Rates - \$389 per quarter.

Water Rates - \$287.40 per third + usage.

This property offers a fantastic opportunity to purchase a low maintenance property in one of our regions popular suburbs.

A contract for sale is available for your information.

Other features: Close to Schools, Close to Shops, Close to Transport, Roller Door Access, Toilet Facilities

- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite







4/173 Kings Road, New Lambton

