



53 Compton Street North Lambton, NSW

5 1 2

### A brilliant find in North Lambton's central heart

Instantly appealing to new buyers, families or investors, this home offers a quality introduction to North Lambton's lifestyle. Enhanced by its versatility, the floorplan lends itself to a 5-bedroom/1 living, or 4-bedroom/2 living area layout, depending on your needs. A lovely yard, single garage and carport add appeal, as does its location close to the university, shops and transport.

**Price:** \$555,000  
**Council Rates:** \$1,800.00/year (approx)  
**Water Rates:** \$270.00 p/q



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SITE PLAN



(NOT IN POSITION)



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on, interested parties should make and rely on their own enquiries.



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