



280 Newcastle Road North Lambton, NSW



### Investment with extension potential and rent return

Attention investors and first home buyers with the potential to add a fourth bedroom a separate bathroom downstairs and a possible 5th bedroom converted from the front living area. Rental return ranges up to \$550pw if 4 bedrooms. No work needed upstairs initially, plenty of space for additions or separate dwelling potential subject to council approval.

**Price:** Contact Agent  
**Council Rates:** \$1,600.00/year (approx)  
**Water Rates:** \$1,400.00/year (approx)

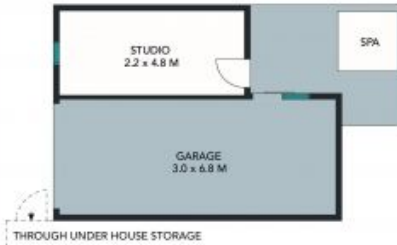


**Kathleen Matinlassi**

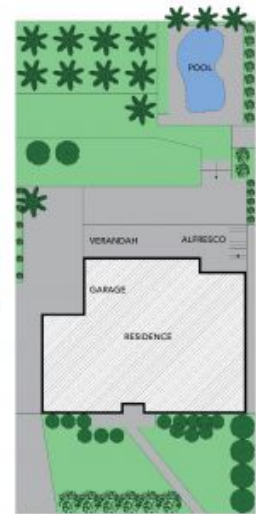
0407 244 162



SECOND LEVEL



FIRST LEVEL



SITE PLAN



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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SECOND LEVEL



FIRST LEVEL

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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