



2/17 Oxford Street New Lambton, NSW 2 1 1

Easy up-keep villa, stroll to the village heart

With its low maintenance design, stylishly renovated kitchen, and private courtyard for alfresco entertaining, this two bedroom villa is further enhanced by its superb location just 350m from Ritchie's IGA and New Lambton's cafes, boutiques and popular schools. Warm neutral d?cor and floating timber floors are a brilliant canvas for you to add your own decoration style, while the boutique setting of four promises peaceful living.

- Open plan lounge and dining on entry appointed with a/c and ceiling fan
- Contemporary Caesarstone kitchen with gas cooktop, under bench oven, dishwasher
- Single garage offers the convenience of internal access into the home
- Both bedrooms fitted with built-in robes, main with ceiling fan
- Bathroom featuring bathtub, shower and separate w/c
- Maintenance free courtyard with covered area for dining or relaxing
- 6mins/3km to John Hunter Hospital, 10min stroll to Wests Leagues Club
- 12mins/6km to Bar Beach and Merewether Beach, 10mins/5km to CBD

Price: \$652,000



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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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

