



12 Errington Avenue New Lambton, NSW

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### Family home with potential

Enjoying a quiet position mere moments from all conveniences of modern life, this modest three-bedroom residence with large level yard and rear-lane access presents a great opportunity to enter the sought-after suburb of New Lambton.

- High ceilings, stepped cornices, neat and neutral interiors
- Private front deck, large level backyard with established gardens
- Light-filled kitchen/dining with ample storage, gas cooking
- Three light and airy double bedrooms with built-ins, study
- Neat and tidy bathroom, second w/c, fans, air conditioning
- 497sqm level block with side driveway and rear-lane access
- Double lock-up garage, one side automatic, workshop/storage
- Close to shops, public transport and minutes to city beaches

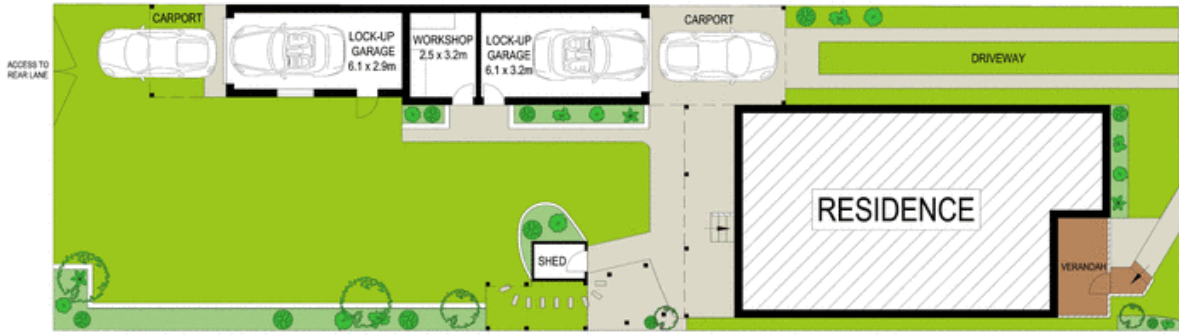
**Price:**

Price guide \$495,000 - \$540,000

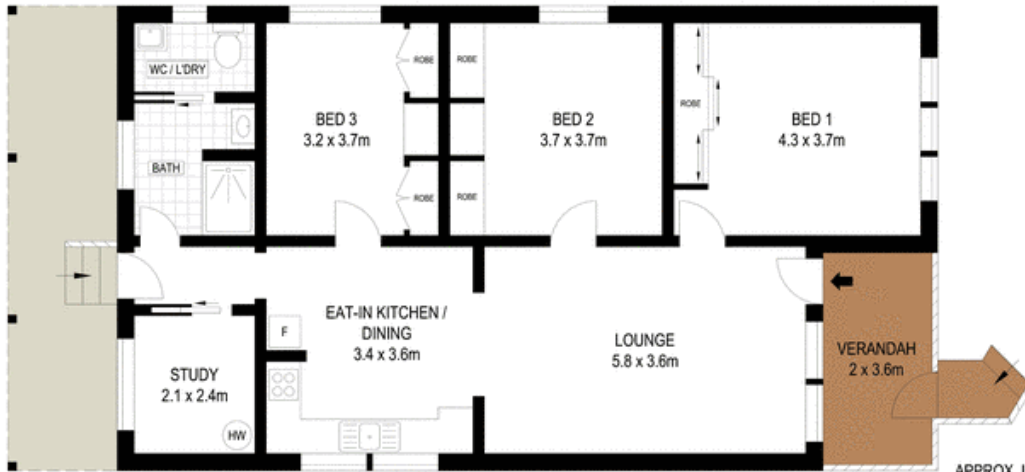


**Todd Mason**

0427 480 780



SITE PLAN (NOT TO SCALE)



APPROX. INT: 95m<sup>2</sup>  
 APPROX. EXT: 389m<sup>2</sup>  
 LAND: 497m<sup>2</sup>



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

12 Errington Avenue, New Lambton

**McGrath**