

### 45 Queens Road NEW LAMBTON NSW

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Located on the corner of arguably this ever popular suburbs two most sought after streets is this rare offering that will be sure to alert and excite the true New Lambton buyer.

A block size of approximately 620sqm's makes this the ideal site for a quality knockdown and rebuild, perhaps a trendy development (subject to NCC approvals) or you may choose to work with the existing dwelling. The North facing back yard also adds to the appeal.

The home has not had money invested in it in quite some time and is in need of renovation. It comprises 3 bedrooms and a dated kitchen and bathroom. There is a garage too.

This position is undeniably one of New Lambton's finest, within walking distance to the shopping strips, parkland and every day conveniences of both Regent Street and Orchardtown Road.

Great block, great position and an extremely rare offering - make your interest known today!

[For full version visit the website](https://www.dowlingproperty.com.au)

**Type** : House  
**Land Size** : 620 sqm  
**View** : <https://www.dowlingproperty.com.au/sale/newcastle-region/new-lambton/residential/house/7421509>