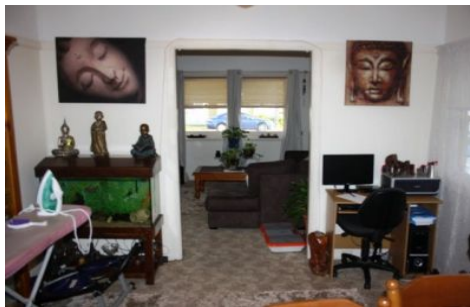


# DOWLING

## PROPERTY



140 St James Road NEW LAMBTON NSW

2 1 1

Located in a sought after section of St James Road, between Regent Street and Evescourt Road, this raw beauty will appeal to those who appreciate location and wish to value add.

The home currently comprises two bedrooms plus a lounge and formal dining, there is enough space to create three bedrooms within the same footprint without needing to extend. The kitchen and bathroom are both functional however could do with an update in time.

The home does lend itself to an extension, for those looking to renovate and extend and there is plenty of back yard to do so.

Alternatively, those looking for knockdown and rebuild sites may see this as a viable option to design a home to suit!

Currently leased to a fantastic conscientious tenant on an

**Type** : House

**View** : <https://www.dowlingproperty.com.au/sale/nsw/newcastle-region/new-lambton/residential/house/7421705>

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

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