



### 45 Arthur Street North Lambton NSW

3 1 1

This exceptional property is tailored perfectly for renters seeking a modern lifestyle within an idyllic convenient locale.

#### Key Features of This Property:

- \* **Modern Main Bathroom:** Experience the convenience of a modern main bathroom complete with a bath/shower combination, toilet, and essential amenities.
- \* **Sunlit Yards with Leafy Outlook:** Bask in the tranquility of sunlit yards that offer a peaceful leafy outlook, providing a retreat from the hustle and bustle.
- \* **Renovated Gas Kitchen:** Elevate your culinary journey in a beautifully renovated gas kitchen featuring stone benchtops and soft-close drawers.
- \* **Spacious Bedrooms:** Three generously sized bedrooms equipped with built-in wardrobes. The master bedroom

**Land Size** : 311 sqm

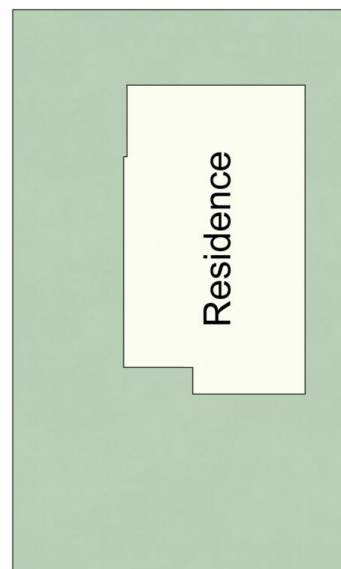
**View** : <https://www.3realty.com.au/lease/nsw/newcastle-region/north-lambton/residential/house/7695939>



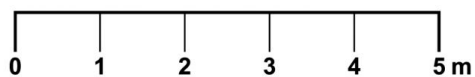
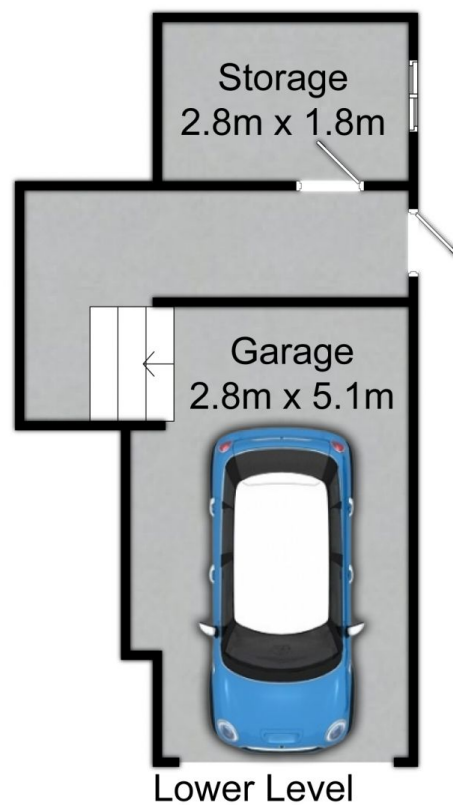
**Sarah Sugden**  
0450 828 332



**Arena Caputo**



Site Plan  
Not To Scale



45 Arthur St, North Lambton

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

