

# 1/482 Heriot Street, Lavington, NSW 2641



## Townhouse For Sale

Friday, 26 January 2024

1/482 Heriot Street, Lavington, NSW 2641

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 838 m2

Type: Townhouse



Nicholas Hess  
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**\$325,000**

Welcome to 1/482 Heriot Street, Lavington – a charming property that effortlessly combines comfort with convenience. This two-bedroom gem is ideal for first home buyers, downsizers, or investors, as it is one of only two properties on the block. The heart of the home is the generous lounge room, featuring a wall unit air conditioner and a gas wall furnace to keep you cosy all year round. The kitchen is a functional delight, offering electric cooking, a pantry, exhaust fan and plenty of storage. Adjoining the kitchen is a dining area with sliding door access to the outside, perfect for enjoying meals or entertaining guests. Step into the spacious main bedroom, equipped with a ceiling fan and built-in robes for added convenience. The guest bedroom mirrors the comfort with its own ceiling fan and built-in robes. The family-sized bathroom comes complete with a single vanity, shower, bath and a separate toilet. Practicality meets convenience with a single lock-up garage featuring a remote roller door. The private yard is your personal retreat and external blinds add an extra touch of privacy to the home. Located close to Lavington CBD, schools, parks, and sporting facilities, this property ensures easy access to essential amenities. If you are looking for a home that ticks all the boxes or an investment that you can set and forget, 1/482 Heriot Street, Lavington is your answer. Features Summary: - Two bedrooms both featuring built in robes & ceiling fans. - Large lounge room with adjoining dining space. - Kitchen with good storage, electric cooking, pantry & rangehood. - Conveniently situated wall unit air conditioner, gas wall heating & ceiling fan. - Family sized bathroom plus separate laundry & ample linen storage. - Remote single lock up garage, external blinds & private rear yard. Contact Nicholas Hess today on 0407 815 750 for further information and to secure your private inspection.