

**108 Tyquin Street, Laverton, Vic 3028**



**House For Sale**

Wednesday, 20 March 2024

**108 Tyquin Street, Laverton, Vic 3028**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 548 m2**

**Type: House**



Paul Tsigeridis

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**\$460,000 - \$490,000**

Welcome to this inviting family home located at 108 Tyquin Street in the sought-after Laverton area. Boasting a generous land size of approximately 548m<sup>2</sup>, this property offers a blend of comfort, convenience, and potential for the discerning buyer. Situated conveniently close to Laverton train station and with easy freeway access, commuting is a breeze from this prime location. Entertainment is a focal point of this home, with flexible options for gatherings. A spacious undercover entertainment area at the rear of the property provides the perfect setting for hosting guests or enjoying outdoor leisure activities. Inside, you'll discover three well-proportioned bedrooms, each equipped with built-in robes for ample storage space. The spacious formal lounge offers a cozy retreat for relaxation or socializing. The central bathroom has been tastefully updated. Stainless steel appliances adorn the kitchen, which also features a separate dining area, ideal for family meals and casual dining experiences. Additional features include heating and split system cooling for year-round comfort, elegant timber floors, and a driveway providing convenient access to the garage. The expansive rear garden offers plenty of space for outdoor recreation or potential future developments, with subdivision possibilities subject to council approval. Moreover, this property boasts a sunroom and a separate toilet, enhancing its functionality and appeal. Don't miss this opportunity to secure a modern family home with versatile entertainment options and subdivision potential in the heart of Laverton. Contact Paul today to arrange a viewing and make this property your own. \*photos for illustration purposes only\*