

**11 Lyon Parade, Wallerawang, NSW 2845**

**McGrath**

**Sold House**

Wednesday, 23 August 2023

11 Lyon Parade, Wallerawang, NSW 2845

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 663 m<sup>2</sup>

Type: House

**\$595,000**

Showcasing exceptionally presented interiors throughout, this well kept home has been impressively designed for a relaxed and refined lifestyle. It's located in the popular village of Wallerawang, a walk to local shops, eateries, buses and lakeside parks.- Classic layout has large living room and separate dining area- Bright generous sunroom flexible as study or family room- Undercover entertaining area and fully fenced easy care yard- Modern timber kitchen offers gas cooking and walk-in pantry- Three good sized bedrooms with built-ins, ensuite to main- Main family bathroom includes separate tub, shower and w/c- Central heating and air conditioning for year-round comfort- External single garage and storage as well as single carport- Currently occupied by excellent and satisfied sitting tenants- Catchments of Wallerawang Public and Lithgow High School