

22 Hamilton Valley Court, Lavington, NSW 2641

STEWART | GOULD

House For Sale

Tuesday, 23 April 2024

22 Hamilton Valley Court, Lavington, NSW 2641

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 888 m²

Type: House



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Contact Agent

EXPRESSIONS OF INTEREST/OFFERS BY 21ST MAY AT 12PM Nestled within a quiet court location this charming residence presents an idyllic setting for relaxing family living. Offering a blend of space, comfort, and convenience this home is an absolute gem for owner occupiers and investors alike. The versatile three-bedroom layout also includes an additional room off the main bedroom which can be utilised as a home office, nursery or relaxing parents retreat. The master suite also includes a walk-in robe and ensuite. Bedrooms two and three, both featuring built-in robes, are catered for by a central family bathroom and separate toilet. The residence features two distinct living areas: a formal lounge and dining room as well as the open-plan informal living with striking vaulted ceilings and a casual meals area. At the heart of the home, the bright open kitchen, complete with a convenient breakfast bar, provides excellent storage and bench space. The expansive alfresco entertaining area and additional covered verandah overlook established gardens and the relaxing aspect. In addition, the home includes a double lock up garage and excellent under house storage/workshop. The home is ideally located only 2km from Lavington Square Shopping Centre and just 6.6km to Albury CBD. Rates: \$1689.09 per annum, Water: \$855.25 plus consumption. All best efforts have been made to ensure the information provided is true and correct, however we cannot guarantee its accuracy. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained herein. Prospective purchasers should make their own enquiries to verify the information contained in this document.