

# 30 Waldner Court, Lavington, NSW 2641

## House For Sale

Monday, 22 April 2024

30 Waldner Court, Lavington, NSW 2641

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 847 m2

Type: House



Matt Sharp

0488044046

**\$840,000**

Wonderfully located at the end of a quiet court, this meticulously presented home presents beautifully curated and expansive spaces for both entertaining and enjoying valuable family time. Having been recently refreshed with new paint and window coverings, the home has been strategically placed to overlook and integrate with the outdoor entertaining zones and beautiful, inground mineral pool. The property further features:- Three generous bedrooms with the master suite including renovated ensuite bathroom and walk-in robe. The other bedrooms include built-in robes.- Three internal living zones divided between the formal lounge room, spacious family / meals area and additional rumpus room that offers flexibility for a fourth bedroom or large home office.- A central kitchen with modern tones features stone bench tops, electric oven, gas cook top, dishwasher and ample cabinetry.- The full main bathroom, separate laundry and toilet have all been updated to reflect modern trends.- Ducted evaporative cooling and ducted gas heating service the home.- Stunning hardwood floors are located throughout the living zones and bedrooms.- Outside the home offers a covered outdoor entertaining area with neighbouring outdoor kitchen.- The inground pool and cabana offer a welcome addition to the secure and private, landscaped yards.- A fruit and vegetable garden area sits at the rear of the home and offers a perfect home for chickens. - The double lock-up garage features automatic door and internal access.- Approximately 13kW of solar with battery ready inverter.- Land size of approximately 847.2m<sup>2</sup> further includes garden shed and water tank.\* Floor plan available on request. Council Rates: \$1,483.11 approximate per annum. Water Rates: \$855.25 approximate per annum plus consumption.