

**317 Tracy Street, Lavington, NSW 2641**



**House For Sale**

Thursday, 30 May 2024

317 Tracy Street, Lavington, NSW 2641

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 751 m2**

**Type: House**



Andrea Lever



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## ONLINE AUCTION

Nestled in the highly sought after Quicks Hill area, 317 Tracy Street, Lavington, presents a blend of comfort, style, and convenience. This beautiful brick home offers a welcoming ambiance, perfect for families seeking a spacious and well appointed residence. As you step inside, you'll find four generously sized bedrooms, each designed with comfort in mind. The master suite features a walk in robe, ceiling fan, and a private ensuite, providing a serene retreat. Two additional bedrooms come with built in robes and ceiling fans, ensuring ample storage and comfort. The heart of this home lies in its expansive kitchen and dining area. Equipped with an electric oven, gas cooktop, dishwasher, and pantry, the kitchen is a culinary enthusiast's delight. The open plan design fosters a warm and inclusive atmosphere, ideal for family gatherings and entertaining. For those who cherish space, this home boasts two separate living areas one on each level. The upstairs rumpus room offers a versatile space for relaxation or play, while an additional rumpus room outside provides even more flexibility for your lifestyle needs, perhaps the perfect place to run your home business. Practicality meets style in the tidy main bathroom, featuring a vanity, shower, and bath, with a separate toilet for convenience. The generously sized laundry includes an extra toilet, adding to the home's functionality. Year round comfort is guaranteed with gas wall heating and ducted cooling throughout. Outdoor living is equally impressive, with a large undercover alfresco area perfect for entertaining, a secure yard for peace of mind, and a four car carport providing ample parking and storage space. Situated just a short drive from Lavington Square, local schools, parks, and with easy access to the freeway, this home offers the perfect blend of suburban tranquility and urban convenience. With a rental estimate of \$585 per week, 317 Tracy Street, Lavington, is an excellent investment in your family's future. Don't miss the opportunity to make this exceptional property your new home. Contact us today to arrange a viewing and experience all that this fantastic home has to offer. Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.