

**397 Colley Street, Lavington, NSW 2641**



**House For Sale**

Monday, 22 April 2024

397 Colley Street, Lavington, NSW 2641

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Clinton Gilson

0418470611

**\$579,000**

Unlock the doors to your family home with this well-presented and spacious residence offering the perfect blend of updates and functionality. This property boasts a wealth of features designed to enhance your lifestyle. Step inside to discover a generous floor plan boasting 4 bedrooms plus a study, providing ample space for your family to thrive. There is room for everyone to enjoy their own sanctuary. The design is thoughtfully crafted to accommodate multiple family members with ease, making it ideal for large families, extended families, or those seeking versatility. Enjoy harmonious living without compromising on privacy. The sleek, modern design of the renovated kitchen makes cooking here a delightful experience. Stay cozy with zoned ducted gas heating throughout, ensuring comfort during chilly winters. Plus, with this system being only 12 months old, you can rest assured of its efficiency and reliability. Parking dilemmas are a thing of the past with the large enclosed carport featuring storage space behind secure remote control double gates. Your vehicles and belongings are not just safe but also conveniently accessible. The property delivers a great Lavington location close to Lavington shopping precinct, Hume Public School (300m away), sporting grounds, parklands, and the freeway just moments away. Seize this opportunity to elevate your lifestyle. Don't miss out on making this your forever home. Schedule a viewing today and prepare to fall in love. The property features – 4 bedrooms plus study- Master bedroom has an ensuite- Built-in robes in 3 bedrooms and study- Large L-shaped lounge room and dining room- Renovated kitchen is complete with gas cooking, dishwasher and walk-in pantry- Meals area- Large family/rumpus room with reverse cycle split system air conditioner and access to the carport- Full bathroom with separate toilet- Zoned ducted gas heating (only 12 months old)- Ducted evaporative cooling- Security cameras- Enclosed backyard- Covered paved entertaining area - Storage sheds x 2 with lean-to area- Enclosed double carport behind remote control double gates, and storage room with power and shelving All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiry.