

# 397 GAYVIEW CRESCENT, Lavington, NSW 2641



## House For Sale

Wednesday, 13 December 2023

397 GAYVIEW CRESCENT, Lavington, NSW 2641

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 689 m<sup>2</sup>

Type: House



Heidi Bourke  
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**\$520,000**

FRONT ROW SEAT FOR SPECTACULAR SUNSETS Positioned in a quiet court location and taking full advantage of its elevated position with extensive views from daylight to dusk, this three bedroom home offers terrific outdoor living and has been recently modernized with new flooring, kitchen and bathroom, making for a brilliant purchase. - Three well sized bedrooms serviced by the full family bathroom,- Light and bright living on arrival with stunning views, - Functional dining and kitchen arrangement with the kitchen offering electric cooking facilities and ample storage, - Split system heating and cooling and ceiling fans throughout for your comfort, - Large undercover alfresco space and inground swimming pool with new pump and salt chlorinator for those who enjoy entertaining,- Secure split level yard with established grounds and gardens, - Oversized single lock up garage with additional storage space, - 5.5kw solar panel system to assist in keeping your bills to a minimum,- Expected rental return of \$450 per week. Ideally located within walking distance to schools and parks, it is only a short drive to all the conveniences on offer in Lavington and central Albury with easy access to the freeway. We welcome your inspection and enquiry. NOTES:Block: 689m2Council Rates: \$1,478.00 p/aDisclaimer: at sellbuyrent we make every attempt to ensure that all information provided about the property is accurate and honest with information provided from our vendor, legal representation and other information sources. Therefore we cannot accept any responsibility for its true accuracy and advise all of our clients to seek independent advice prior to proceeding with any property transaction.