

**4/398 Kotthoff St, Lavington, NSW 2641**



**Unit For Sale**

Thursday, 9 May 2024

4/398 Kotthoff St, Lavington, NSW 2641

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Greg Wood

## **\$249,000 - Guide**

Introducing a tastefully updated 2-bedroom unit nestled at the rear of a quaint complex, offering enhanced privacy and tranquillity. Each bedroom boasts ceiling fans and built-in robes, with the master suite enjoying exclusive access to bathroom facilities. The modernized kitchen features an upright stove, practical preparation benches, and ample storage space. The living room features timber-look vinyl flooring and is equipped with a split system for heating and cooling, ensuring year-round comfort. Additional amenities include a separate shower, powder room, and internal laundry for added convenience. Step outside to discover a generously sized enclosed yard, meticulously maintained by the owner's corporation. Your entitlement extends to a single carport, a storeroom, and a designated visitor parking spot. Strategically situated approximately 100 meters from Lavington shopping centre, medical facilities, dining options, and retail outlets, this residence offers unparalleled convenience without sacrificing serenity. For investors, seize the opportunity with a rental yield of approximately \$310.00 per week. Whether you're seeking a peaceful abode or a promising investment, this property presents a compelling proposition.