

**4/45 Lyton Street, Blacktown, NSW 2148**



**Sold Townhouse**

Tuesday, 12 March 2024

4/45 Lyton Street, Blacktown, NSW 2148

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$790,000**

Welcome to this charming 2-bedroom, 2-bathroom townhouse nestled in the heart of Blacktown, New South Wales. Perfectly designed for modern living, this property offers comfort, convenience, and style. Prime Location: Close proximity to Maryong Public School, Blacktown West Public School, Blacktown Station, shopping center, fruit market, and other amenities. Multiple bus stops within walking distance. Well-Maintained Complex: Small complex with a family-friendly neighborhood, offering a quieter location, visitor parking, and a kids' playing area. Open Plan Living: High 2.7-meter ceilings downstairs with ducted heating/cooling throughout, providing comfort and spaciousness. Spacious Bedrooms: Two oversized bedrooms with mirrored wardrobes. Master bedroom features a mirrored walk-in robe (WIR) and ensuite bathroom. Convenient Layout: Two washrooms upstairs, along with an additional laundry cum powder room downstairs. Modern Laundry Setup: Built-in laundry tower with a wall-hung dryer for added convenience. Smart Lighting: Smart downlights in living/dining/kitchen areas, fully voice-controlled and customizable using Alexa/Google Home. Offers 16 million colors and dimmable brightness from 1% to 100%. Flooring: Downstairs features 600x600 tiles while upstairs is fully carpeted, offering both style and comfort. Outdoor Living: Good-sized side yard and backyard with a generous alfresco area, perfect for outdoor gatherings and relaxation. Garage: Single automatic garage provides secure parking for one vehicle. Low Strata Rate: Affordable strata fees of \$455 per quarter, making it an economical choice for maintenance and upkeep. This townhouse offers a blend of convenience, comfort, and modern living in a sought-after location. Don't miss the opportunity to make it your new home. We welcome your enquiry, please feel free to contact Janak Patel at 0411 316 453. DISCLAIMER: We have gathered the information from sources we have deemed reliable however we do not take any responsibility for the information and ask that you please carry out your own searches.