

417 Kotthoff Street, Lavington, NSW 2641



House For Sale

Wednesday, 10 January 2024

417 Kotthoff Street, Lavington, NSW 2641

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 847 m2

Type: House



Andrea Lever



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ONLINE AUCTION

Discover the perfect balance of classic charm and modern comfort at 417 Kotthoff Street, Lavington. This delightful three bedroom weatherboard home, nestled on an expansive 847m² block, offers a comfortable living experience in a prime location. Each bedroom is thoughtfully designed, with the first featuring built-in robes and a ceiling fan, and the second also equipped with a ceiling fan, ensuring comfort throughout the seasons. The high ceilings throughout the home enhance the sense of space and elegance. The heart of this residence is the combined kitchen and dining area, where gas cooking appliances stand ready for your culinary adventures. The separate living room provides a peaceful retreat for relaxation or entertaining guests. The large sunroom is a versatile space, perfect for a home office, playroom, or a tranquil spot to enjoy the morning sun. The home is kept comfortable year-round with a reverse cycle split system and a cozy gas wall heater. Convenience is key with a single remote entry car accommodation, complemented by an additional shed that can also accommodate a car. The undercover alfresco area is ideal for outdoor dining and entertaining, overlooking the large secure yard, which offers ample space for children to play or for gardening enthusiasts to create their oasis. The property also features side yard access and a cute front verandah that adds to its street appeal. Located only 600 metres to Lavington Square and within very close proximity to schools, and other amenities, this home is ideally situated for both convenience and lifestyle. Currently rented at \$430 per week, with a market value of \$465 per week, this property presents an excellent opportunity for investors or those seeking a charming abode. 417 Kotthoff Street is more than just a house; it's a home where memories are waiting to be made. 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.