

**45 Luzon Avenue, Lethbridge Park, NSW 2770**



**Sold House**

Saturday, 18 November 2023

45 Luzon Avenue, Lethbridge Park, NSW 2770

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Meshel Bahnam  
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**\$660,000**

Meshel Bahnam of Ray White Diamantidis Group is proud to present to the market 45 Luzon Avenue, Lethbridge Park. Welcome to 45 Luzon Avenue, Lethbridge Park! This charming house is now available for sale and offers a range of features that make it a perfect home for families or investors. With 3 bedrooms and 1 bathroom, this house provides ample space for comfortable living. The open parking space allows for convenient parking for residents and guests. Situated on a generous 569 sqm land area, this property offers plenty of room for outdoor activities and potential for future development, including the addition of a granny flat. The architecture of this house is both stylish and functional, with a well-designed floor plan that maximizes space and natural light. The hardwood flooring adds a touch of elegance and durability to the interior, while the spacious backyard provides a private retreat for relaxation or entertaining. Conveniently positioned in close proximity to local amenities, this property offers easy access to shops, schools, and public transportation. The vibrant city center is just a short drive away, providing endless opportunities for dining, shopping, and entertainment.

**WHAT WE LIKE ABOUT THIS PROPERTY:-** Three bedrooms- Bathroom - Spacious lounge- Renovated kitchen- Separate dining area- Freshly painted throughout - New lights throughout - Internal spacious laundry - Split air-conditioning - Timber flooring throughout - 569m<sup>2</sup> block with granny flat potential (subject to council approval)

**Some Local amenities:-** Closest bus stop approx. 300m- Lethbridge Park public school approx. 700m- Daycare approx. 700m- Emerton shopping village approx. 1.7km- Mount Druitt Train station approx. 4.1km- Mount Druitt westfield approx. 4.2km

For further information, please contact Meshel Bahnam 0478 664 123 Don't miss out on all new listings advertised first on social media! @meshelbahnam\_realestate

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