

**46 O'shea Street, Lavington, NSW 2641**



**House For Sale**

Thursday, 23 November 2023

46 O'shea Street, Lavington, NSW 2641

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 311 m2**

**Type: House**



Andrea Lever



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## ONLINE AUCTION

Introducing 46 O'Shea Street, Lavington - a contemporary three bedroom brick veneer home that epitomizes modern living in a prime suburban setting. Situated on a 311sqm block, this property is an ideal choice for those seeking a blend of style, comfort, and convenience. As you enter, each bedroom welcomes you with built-in wardrobes, offering ample storage and a personal retreat for relaxation. The heart of the home is the open-plan kitchen, living, and dining area, complete with a reverse cycle split system, ensuring a comfortable environment all year round. The kitchen is a model of modern efficiency, featuring an electric oven, gas cooktop, and pantry, with a designated space for a dishwasher. It's a space where cooking is not just a necessity but a pleasure. The seamless integration of the kitchen and living area with direct access to the alfresco area makes entertaining effortless and enjoyable. The bathroom is designed with a focus on functionality and style, including a shower, bath, and vanity - a perfect blend of form and function. The convenience extends to the single garage with remote access, which also houses a European laundry, maximizing the use of space. The low maintenance secure backyard is a blank canvas for your outdoor aspirations, be it a garden, play area, or a serene space to unwind. Located just a short drive from local sporting grounds, Lavington Public School, and Lavington Square, and only 9 minutes from Albury, this home is perfectly positioned for easy access to local amenities. 46 O'Shea Street is more than just a home; it's a lifestyle choice for those who value modern, low maintenance living in a convenient location. This is your opportunity to experience the best of Lavington living. Investors please note the rental estimate on this neat package is \$450 per week. 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.