

**476 Laramie Dr, Lavington, NSW 2641**

**House For Sale**

Wednesday, 14 February 2024



476 Laramie Dr, Lavington, NSW 2641

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 671 m2**

**Type: House**



Rahul Goyal  
0430014327



Bob Packer  
0412767227

## For Sale

This lovingly maintained four bedroom brick veneer home would suit a young family looking for a spacious home to raise their family or the investor. Situated on a spacious 671 sqm corner lot, this property offers ample space and privacy. The well-designed architecture and wood panel accents give this house a unique and charming appeal. The step-down lounge room is situated at the front of the home and has its own gas heating: formal dining, timber kitchen with electric cooktop, wall oven & dishwasher. The four bedrooms are spacious all including built - ins in every room - master with ensuite and a walk-in robe. Additional living/family area with a gas wall furnace and glass sliding doors leading out to the entertainment area which is equally impressive. Step out onto the patio and enjoy the lush green grass and beautifully landscaped gardens. The porch is an ideal spot to unwind and enjoy a cup of coffee in the morning or a glass of wine in the evening. With a double garage, there is ample space for parking and storage. Located in a desirable corner of Lavington, this house offers 3 mins drive to Lavington Plaza, Hume Freeway & Springdale Heights Tavern. Don't miss the opportunity to make this house your dream home. Contact Rahul 0430 014 327 today to arrange a viewing and make an offer. Anticipated Rent: \$530pw Rates: \$1,424.36 pa Water Rates: \$855.25 + Consumption