

# 537 Kalimna Crescent, Lavington, NSW 2641



## House For Sale

Saturday, 15 June 2024

537 Kalimna Crescent, Lavington, NSW 2641

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 752 m2**

**Type: House**



Tristan Wright

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**\$469,000**

Discover the ultimate in convenience and charm in an unbeatable location at 537 Kalimina Crescent, walking distance to local amenities including shopping plazas, local transport, cafes, parks, and schools. (Coles Lavington 300m, Lavington Shopping Plaza 550m) Everything you need is right at your doorstep, making this property an ideal choice for those seeking a vibrant, well-connected community, a property that perfectly blends location with lifestyle. Situated on a generous 752m<sup>2</sup> allotment, this updated residence boasts side access, providing ample room for future enhancements such as a shed or additional parking. Ideal as a first home, downsizer, or an easy lease investment, this delightful property offers both versatility and charm. The home features an open-plan design, seamlessly integrating the meals/dining area with the family living space, perfect for modern living. The kitchen, with its great storage, double oven, and dishwasher, adds to the functionality and appeal of the home. Three well-sized bedrooms provide ample space for rest and relaxation. A centrally located bathroom, separate laundry, and single lock-up garage add to the practical aspects of this home. With its recent updates and prime location, 537 Kalimina Crescent offers a wonderful opportunity for those looking to invest in a home that promises comfort, convenience, and potential for future enhancements. This property is currently leased, with an updated rental appraisal of \$450 per week. Don't miss the chance to make this versatile property your own.