

# 1 Watt Place, Lavington, NSW, 2641

## House For Sale

Monday, 5 August 2024



1 Watt Place, Lavington, NSW, 2641

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Clinton Gilson  
0418470611

## Beautiful Family Oasis

Welcome to a residence that instantly captivates with its attractive façade, promising both charm and sophistication. Set in a quiet court location backing onto a serene park, this striking family home offers a peaceful retreat from the hustle and bustle.

Step inside this lovingly maintained and cherished home, where a warm and inviting atmosphere awaits. With three spacious living areas, there is ample room for family gatherings, relaxation, and entertainment, ensuring everyone's needs are comfortably met.

The highlight of this property is undoubtedly the fabulous inground pool, a centerpiece of luxury and leisure. Adjacent to the pool is a covered alfresco area, thoughtfully designed with an electric heater and ceiling fan, providing the perfect setting for year-round outdoor enjoyment. Whether it's a summer barbecue or a cozy winter evening, this space adapts to every season.

The well-designed floor plan enhances the home's appeal, offering unobstructed views of the pool area from all living spaces. This seamless integration of indoor and outdoor living creates a harmonious flow throughout the home, making it an ideal retreat for both everyday living and special occasions.

It's an ideal location within easy reach of Lavington's amenities. The property is conveniently situated near the Lavington shopping precinct, sporting facilities, schools, public transport, parkland, and walking tracks.

Experience the perfect blend of style, comfort, and functionality, where every detail has been carefully crafted to create a truly exceptional living experience.

### The property features

- 4 bedroom home
- Master bedroom has a walk-in robe and a renovated ensuite with floor-to-ceiling tiles
- Built-in robes to other bedrooms
- Formal lounge and dining room with lovely built-in day seat at the window
- Open plan family and meals area
- Separate rumpus room/games room with built-in bar
- 2-pac enamel kitchen is complete with gas hotplates, electric oven, and dishwasher
- Full bathroom with separate toilet
- Gas heater
- Ducted heating and cooling
- Covered alfresco area with electric heater and ceiling fan
- Salt-chlorinated inground pool
- Enclosed low maintenance back yard with garden shed
- Remote control double lockup garage

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiry.