

**3 Lavington Avenue, Chipping Norton, NSW, 2170**



**House For Sale**

Wednesday, 7 August 2024

3 Lavington Avenue, Chipping Norton, NSW, 2170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Troy Williams  
0418239774

## "Prime Location – Land size 673m2 with 25m Frontage"

Welcome to this spacious family home located in one of the best streets in Chipping Norton. This property is perfect for families seeking space, comfort, and tranquil living. Here is what makes this home stand out:

- 4 generous bedrooms with built in wardrobes, walk in robe to main bedroom
- Versatile separate dining/5th bedroom: Adaptable to your needs-use it as a formal dining room or an additional bedroom
- Expansive lounge room ideal for entertaining and family gatherings
- Modern open plan kitchen with meals area equipped with a pantry, dishwasher, and ample cupboard space
- Remodelled 3-way bathroom and ensuite
- Spacious rumpus room for entertaining
- Sunroom opening onto a large alfresco area
- Double remote garage providing secure parking and extra storage
- Large 673 sqm block of land with a 25m frontage
- Granny flat or development potential (STCA)

Other inclusions are air conditioning, gas fireplace, large internal laundry with storage area, chlorine pool & a 6.6kw solar power system with battery.

This home combines practical features with modern design, making it an excellent choice for those who value both style and functionality. Located close to Chipping Norton Lake and walking tracks. Don't miss out on the opportunity to make this house your forever home! Call Troy Williams on 0418 239 774 for more details.

Auction On Site Saturday 14th September @ 2.00pm

3 Lavington Avenue Chipping Norton

Open House Saturdays 1.30pm - 2.00pm (starting 17/08/2024)