

**34 Lyon Parade, Wallerawang, NSW, 2845**



**House For Sale**

Thursday, 22 August 2024

34 Lyon Parade, Wallerawang, NSW, 2845

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## LAKE WALLACE VIEW

Lovingly preserved, 3 bedroom family home, presenting a rare opportunity to secure an expansive 1113sqm parcel overlooking Lake Wallace.

Featuring an abundance of natural light and a warm vintage feel throughout, the formal living and dining areas serve as the heart of the home, ideal for hosting and complete with gas heating to keep you comfortable during the cooler months.

The U-shaped kitchen highlights a gas cooktop and ample storage space, offering functionality with a side of nostalgia.

A sunroom provides the perfect spot to soak in the view and the bathroom is complemented by a separate toilet and a laundry room for day-to-day flow.

Outside, the double garage provides secure storage and parking for vehicles, while an undercover entertaining area offers a designated space to enjoy outdoor gatherings, complete with access to a second toilet.

Conveniently located 700m from the local Main Street shopping strip, it's 900m to the entrance of Lake Wallace for recreational activities, 12.4km to Lithgow and 52.8km to Bathurst.

Whether you're looking to move in and enjoy its original character or embark on a renovation journey, this home is ready for its next chapter.