

**463 Danes Street, Lavington, NSW, 2641**

**House For Sale**

Monday, 12 August 2024



463 Danes Street, Lavington, NSW, 2641

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



William Phanith

## Your Ideal First Home or Investment Property

Welcome to 463 Danes Street, Lavington, a delightful residence that effortlessly blends modern updates with everyday convenience. This inviting property features a renovated kitchen that will inspire your inner chef.

Equipped with ducted heating and cooling, the home ensures a comfortable living environment no matter the season. The addition of a 5kw solar system not only underscores the home's energy efficiency but also provides long-term savings on your electricity bills.

Set on an expansive 920m<sup>2</sup> block, the property offers ample outdoor space, ideal for creating your dream garden, setting up a play area, or even exploring options for future extensions (subject to council approval).

Its prime location, directly opposite a park, adds to the home's appeal. Families will appreciate the convenience of being close to essential amenities, with a day care centre, pre-school, and school just a short stroll away.

For first home buyers, this property presents an excellent entry point into the market, combining affordability with desirable features. Investors will also recognise the rental potential in this prime Lavington area, making it a sound addition to any portfolio.

Combining modern comforts and generous outdoor space, this is the ideal home you've been searching for.

The property features

- 3 bedroom home
- Built-in robes and ceiling fans in 2 bedrooms
- 8ft ceilings
- Large lounge room
- Separate meals area
- Renovated kitchen is complete with electric cooking
- Bathroom with vanity and bath, separate shower room and separate toilet
- Ducted gas heating
- Ducted evaporative cooling
- Covered entertaining area with 2 ceiling fans
- Large enclosed low-maintenance backyard
- Double gate access into the back yard
- 5kw solar system
- Single lockup garage/shed

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.