

**48 Lingayen Avenue, Lethbridge Park, NSW 2770**

Your Place

**House For Sale**

Wednesday, 3 July 2024

48 Lingayen Avenue, Lethbridge Park, NSW 2770

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 338 m2**

**Type: House**



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## JUST LISTED!

Matt Debono and the team at Harcourts Your Place welcome you to 48 Lingayen Avenue, Lethbridge Park! This modern styled well maintained 3-bedroom, 1-bathroom home is an exceptional opportunity for first-time home buyers looking at getting their foot in the door, down sizers or a savvy investor looking to expand their property portfolio. This home will not last on the market long, be fast to inspect!

**Property Features;**

- A front porch perfect for that morning coffee or cold afternoon beverage
- 3 spacious bedrooms with built-in wardrobes
- Fully fenced yards with stunning well established gardens
- Near new floating floor boards
- Vertical blinds dressing the updated alloy windows
- Ceiling fans
- A large living/ dining area
- Abundance of natural light throughout, creating a warm and inviting atmosphere throughout the home
- Cladded with a tiled roof

**The Updated light filled Kitchen;**

- Ample bench space for meal preparation
- Loads on cupboard and draw storage perfect for families
- Wall mounted microwave cavity
- Deep double stainless sink with a modern tap mixer
- Free standing stove and oven
- Big pantry for all your snacks

**The Bathroom;**

- Separate shower and bath with an additional shower head in the bathtub
- Toilet
- Updated vanity
- Tiled walls adding a touch of style and class

Currently leased for \$430/week with the potential to increase in the future. The lease has expired, the tenant is happy to stay. Prime Location:

- St Marys Train station (New metro trainline running out to the new airport) - 9min
- Dunheved industrial area - 5min
- Plumpton market place - 8min
- Charlie Lowles Centre - 3min
- Mt Druitt Westfields and train station - 9min
- Mt Druitt Hospital - 9min

This property provides the ultimate in lifestyle convenience. Don't let this fantastic opportunity slip away. Contact Matt DeBono on 0432 443 770 for all enquiries or to book a private inspection today.

**Disclaimer:** We have been furnished with the above information; however, Harcourts Your Place St Marys and Plumpton gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent inquiries to determine whether this information is in fact accurate.