

**545 Comans Ave, Lavington, NSW, 2641**

**House For Sale**

Monday, 21 October 2024



545 Comans Ave, Lavington, NSW, 2641

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Clinton Gilson

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## Spacious Family Living With Exceptional Entertaining Areas

At 545 Comans Avenue, Lavington, you'll find a home thoughtfully designed for both comfort and functionality, with its renovated kitchen serving as the centrepiece. Practicality is also well addressed with ample parking and generous storage options, ensuring your vehicles and belongings are securely and conveniently housed.

The property features two separate living areas, ensuring there's no shortage of space for the entire family. Whether it's a cozy movie night or a formal gathering, these rooms are versatile and designed to cater to different moods or occasions.

Outdoor living is a true highlight of this home, with a sprawling decked entertaining area that wraps around the rear of the house, seamlessly connecting the indoors with the outdoors. A second decked entertaining space adds even more versatility for hosting barbecues or relaxing in the sun, while a beautifully crafted stone fire pit area creates a perfect spot for gathering around on cooler nights, making it ideal for year-round enjoyment.

The location offers the best of Lavington's amenities within easy reach. Whether it's a quick trip to the nearby Lavington shopping centre, a walk to the local corner store, or access to sporting facilities and primary schools, everything you need is close by. Public transport, parkland, and scenic walking tracks further add to the appeal of this inviting neighbourhood, making this residence a truly well-rounded place to call home.

The property features

- 3 bedroom home
- All bedrooms have ceiling fans
- Master bedroom has a reverse cycle split system air conditioner
- 9½ ft ceilings throughout
- 2 separate living areas with ceiling fans
- Separate dining room
- Renovated kitchen is complete with gas cooktop, electric oven, and dishwasher
- Wood heater
- Reverse cycle split system air conditioner
- Huge decked entertaining area wrapping around the back of the home
- Second decked entertaining area
- Stone fire pit area
- Enclosed backyard
- Double gate access from the carport into the backyard
- Double carport
- Parking space for extra vehicle, caravan, trailer etc
- Single open garage/shed with roller door and power
- 3 garden/storage sheds

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.