

# 640 Briardale Road, Lavington, NSW, 2641

## House For Sale

Monday, 2 September 2024

640 Briardale Road, Lavington, NSW, 2641

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Matt Sharp

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## **PERFECTLY POSITIONED, PERFECTLY PRESENTED**

Gently elevated from the street and with a beautiful garden setting front and back, 640 Briardale Road has been a wonderfully cared for home with modern updates made throughout.

With a sunny, northerly aspect from the generous rear living area, the home presents as an ideal opportunity to secure a great home in a quiet and convenient location.

Nearby to local parks and walking paths, the property further offers:

- Three bedrooms; two with built-in robes and ceiling fans.
- Formal lounge room and adjoining meals area.
- Large secondary living area with great backyard outlook.
- Updated kitchen with gas cook top, electric oven, dishwasher and timber bench tops.
- Renovated bathroom with shower and vanity. Separate toilet and laundry.
- Ducted gas heating, ducted evaporative cooling and new split system to the rear living area.
- Covered outdoor entertaining area.
- Tandem carport with automatic roller door frontage.
- Terraced backyard, fully fenced with two garden sheds.
- Updated hard flooring, paint and window coverings.
- Land size of approximately 723m<sup>2</sup>.

Council Rates: \$1,547.09 approximate per annum.

Water Rates: \$878.50 approximate per annum plus consumption.