



## 322 Cheyenne Drive, LAVINGTON, NSW 2641

### Cute Little Starter!

Welcome to this neat and low-maintenance 3 bedroom home, surrounded by an abundance of established gardens and fruit trees, and with loads of your own fresh produce ripe for the picking!

To the front of the home is the large carpeted lounge space with adjoining dining area. From here you're lead into the kitchen, featuring updated laminate benchtops and cabinetry, upright gas cooking, and tasteful floating floorboards. These rooms are kept comfortable with split system heating and cooling, a gas space heater and 2 x ceiling fans.

Moving down the hallway you'll find the full bathroom with bath, the laundry, 2 linen cupboards for ample storage, and 3 bedrooms. The Master bedroom is king-sized, with 2 x double built in robes plus built in drawers and shelving. The further 2 bedrooms both feature a built in robe, with one giving access to the backyard and the over-sized undercover entertainment space.

Outside is a single carport leading into a powered lock up garage with roller door, perfect for car or workshop storage. Then here you'll find the established gardens, which are also a fruit and vegie wonderland! You'll find a cherry tree, plums,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 21564742

#### SALE DETAILS

**\$235,000**

#### CONTACT DETAILS

**Elders Limited**  
140 High Street  
WODONGA, VIC  
02 6024 5450

**Jamie Maynard**  
0413 743 361

persimmons and pomegranites, olives, grapes, mandarins and lemons, plus more - all on a 669m2 block.

Investors note potential rental for \$300 per week.

Please contact today to arrange an inspection, and see it all for yourself!

Council Rates- \$1388.32 & Water- \$852.45 + consumption

- Land Area 669.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport





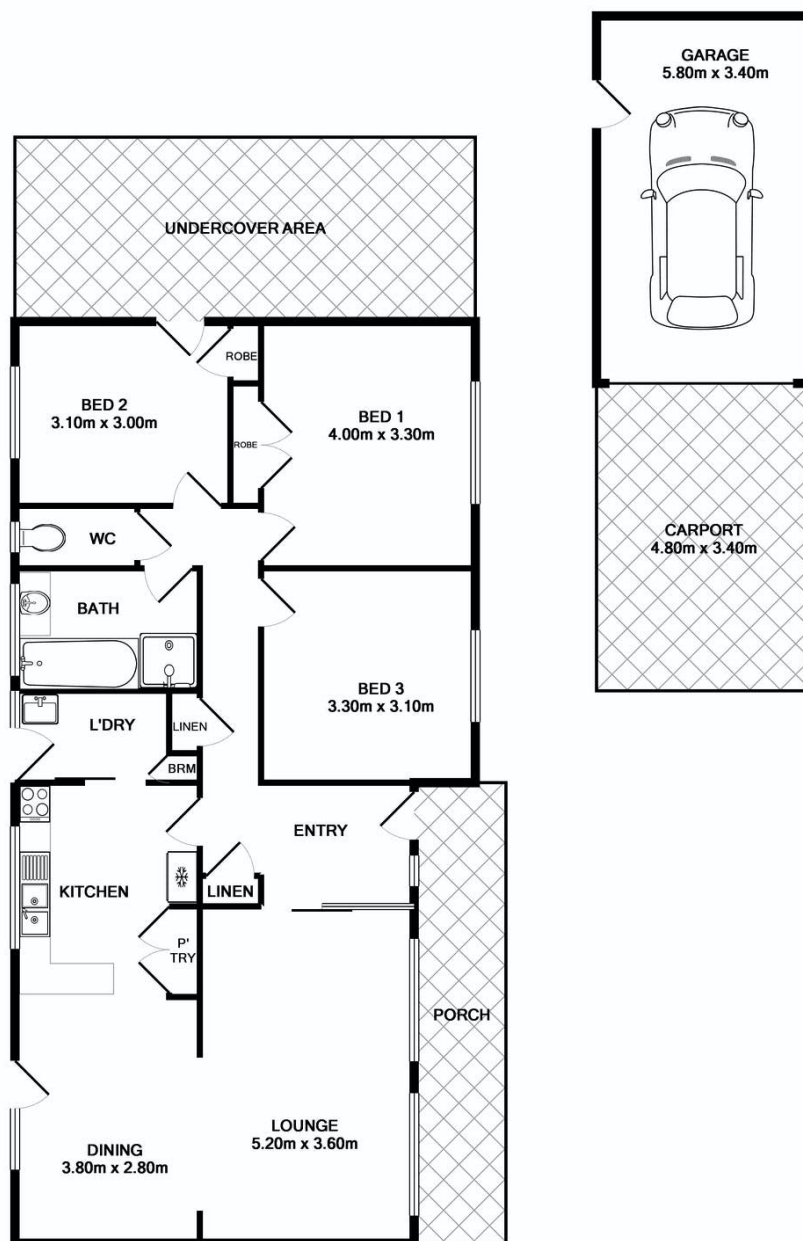
our priority during the current CoVid-19 pandemic.

While we are conducting private inspections, these are limited to two people at a time.

Our staff will also be wearing gloves during all inspections, will be carrying hand sanitiser for the convenience of clients and will be wiping down premises with disinfectant wipes at the conclusion of our inspection.

We ask that if you are unwell, have just returned from overseas or have been in contact with anyone suspected of having contracted CoVid-19 you do

reschedule your appointment to a more appropriate



Measurements are approximate. Not to scale. Illustrative purposes only