



437 Rose Street, LAVINGTON, NSW 2641

Space, Comfort & Great Potential

Positioned on an elevated 668m² (approx.) allotment, 437 Rose Street offers generous proportions, multiple living areas and fantastic outdoor spaces, creating a home that's perfectly suited to growing families. Comfortable as it stands, it also presents an excellent opportunity for buyers looking to add their own style over time.

Step inside through the welcoming formal entry where the thoughtful floorplan immediately provides a sense of space and privacy. The home features four bedrooms, all complete with built-in robes, including a master bedroom with its own ensuite. A central family bathroom, featuring a corner spa bath, services the remaining bedrooms.

Designed with family living in mind, the home offers two spacious living areas, allowing everyone room to spread out and enjoy their own space. The separate meals area sits alongside the practical kitchen, which overlooks the backyard and offers excellent bench space, generous storage, a breakfast bar and a stainless steel freestanding cooker. A large laundry completes the functional layout.

Comfort is catered for year-round with ducted evaporative cooling, gas heating to the lounge and reverse-cycle heating and cooling units servicing two of the bedrooms.

TYPE: For Sale

INTERNET ID: 21P10634

SALE DETAILS

\$655,000

CONTACT DETAILS

Albury

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Dean Star

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Outside is where this home really comes into its own. The low-maintenance backyard has been designed for easy living, with extensive paving reducing upkeep while offering multiple spaces to relax or entertain. Enjoy a choice of covered and open-air entertaining areas, while the inground swimming pool provides exciting potential to restore and enjoy for summers to come. Front and rear verandahs offer peaceful spots to unwind, and the double lock-up garage beneath the home provides secure vehicle accommodation and excellent storage.

Conveniently located close to local parklands, schools, Lavington Shopping Centre and freeway access, this is a fantastic opportunity to secure a spacious family home in an established neighbourhood with plenty of potential to make it your own.

Potential rental return of \$620 per week.

- Land Area 668.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





