



1&2/1 Kambora Court, LAVINGTON, NSW 2641

Invest or Occupy, The Choice Is Yours!

Located within a stone's throw of the amenities of the bustling Lavington Shopping Centre, these two well appointed townhouses present a perfect blend of comfort, style, and convenience. Set on an easily manageable 659m² allotment, each townhouse has been designed with simplicity and functionality in mind.

Step inside to discover a seamless open plan layout, where living, meals, and kitchen areas merge effortlessly. The kitchen is a model of practical design, featuring a standalone cooker, ample pantry space, and generous bench and cupboard storage.

Each townhouse hosts two great sized bedrooms, complete with built-in robes, ensuring personal space for all. The full sized family bathroom includes a bath, shower, vanity and toilet.

Experience comfort year round with split system heating and cooling in the living areas, and enjoy the updated flooring that adds a touch of modern elegance. Parking is a breeze with a single lock-up garage and an additional open car space for each townhouse.

Great for the investor or owner occupier, live in one and rent the other and enjoy the

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TYPE: Sold

INTERNET ID: 21P8086

SALE DETAILS

\$629,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Dean Star

0407 685 580

perks of low-maintenance living without sacrificing accessibility, a great location for those who value proximity to essential services being just moments away from shopping centers, public transport, and medical rooms, making daily errands and commuting straightforward.

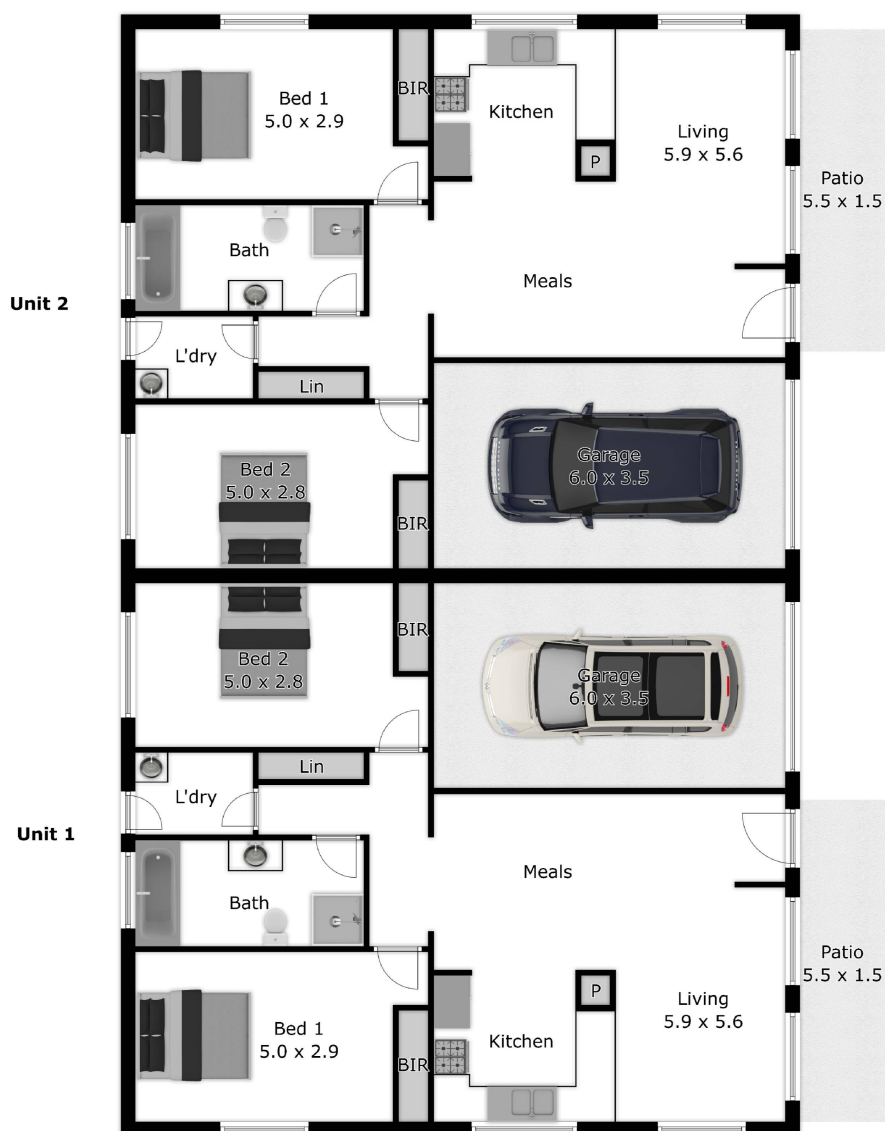
The complex is strata titled but is to be sold as a whole. One townhouse is currently tenanted with the weekly rental to increase to \$300 per week from 12th July 2024, with the anticipated weekly rental of unit 2 being \$330 having had a brand new cooker fit out, carpet, paint and update to the bathroom.

- Land Area 659.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









APPROX. INTERIOR LIVING AREA
222.1 sq. m

Please note: This plan has been generated for advertising only
and may not be exact.

Interested parties are to do their due diligence
to verify any information provided in this plan.