



331 Shirleen Crescent, LAVINGTON, NSW 2641

There's No Place Like Home

With its classically appealing street appeal and a peaceful cul-de-sac position in a tightly held pocket in Lavington, this well-maintained family home will cosset you and your family for years to come. Pristinely presented throughout, the home presents with an inviting entry and a spacious L-shaped formal lounge and formal dining area, flowing through to the large and well-equipped kitchen with WIP, and on through to the warm and welcoming family space. All 4 bedrooms are generous, with the master offering double BIRs and an ensuite. There's also great storage, a family bathroom with powder room and separate loo, internal access from the DLUG, and of course, ducted heating and cooling. Outdoor entertaining is a particular highlight with the brilliant alfresco leading from the family area, and thanks to the 834m allotment, there's plenty of room for furry companions and for kids to just be kids, all surrounded by low-maintenance and established gardens. There's also a rain water tank for the gardens and a small shed for garden implements. With sporting facilities, schools, shopping and transport all close by, this lovely home has all the trimmings needed for a growing family. For the intelligent investor, anticipated rent is \$600 per week. Call now for your inspection.

TYPE: For Sale

INTERNET ID: 21P9391

SALE DETAILS

\$679,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Manny Gonzalez
0400 478 218

Council Rates: \$1700.78 pa Water Rates: \$953.67 pa plus consumption

- Land Area 834.00 square metres
- Bedrooms: 4

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.

- Bathrooms: 2
- Double garage











APPROX. INTERIOR LIVING AREA
203.1 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.