



**1/482 Heriot Street Lavington NSW**

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Welcome to 1/482 Heriot Street, Lavington - a charming property that effortlessly combines comfort with convenience. This two-bedroom gem is an excellent investment opportunity, currently let and generating a reliable income of \$350.00 per week until April 2025.

The heart of the home is the generous lounge room, featuring a wall unit air conditioner and a gas wall furnace to keep the tenants cosy all year round. The kitchen is a functional delight, offering electric cooking, a pantry, exhaust fan and plenty of storage. Adjoining the kitchen is a dining area with sliding door access to the outside, perfect for enjoying meals or entertaining guests.

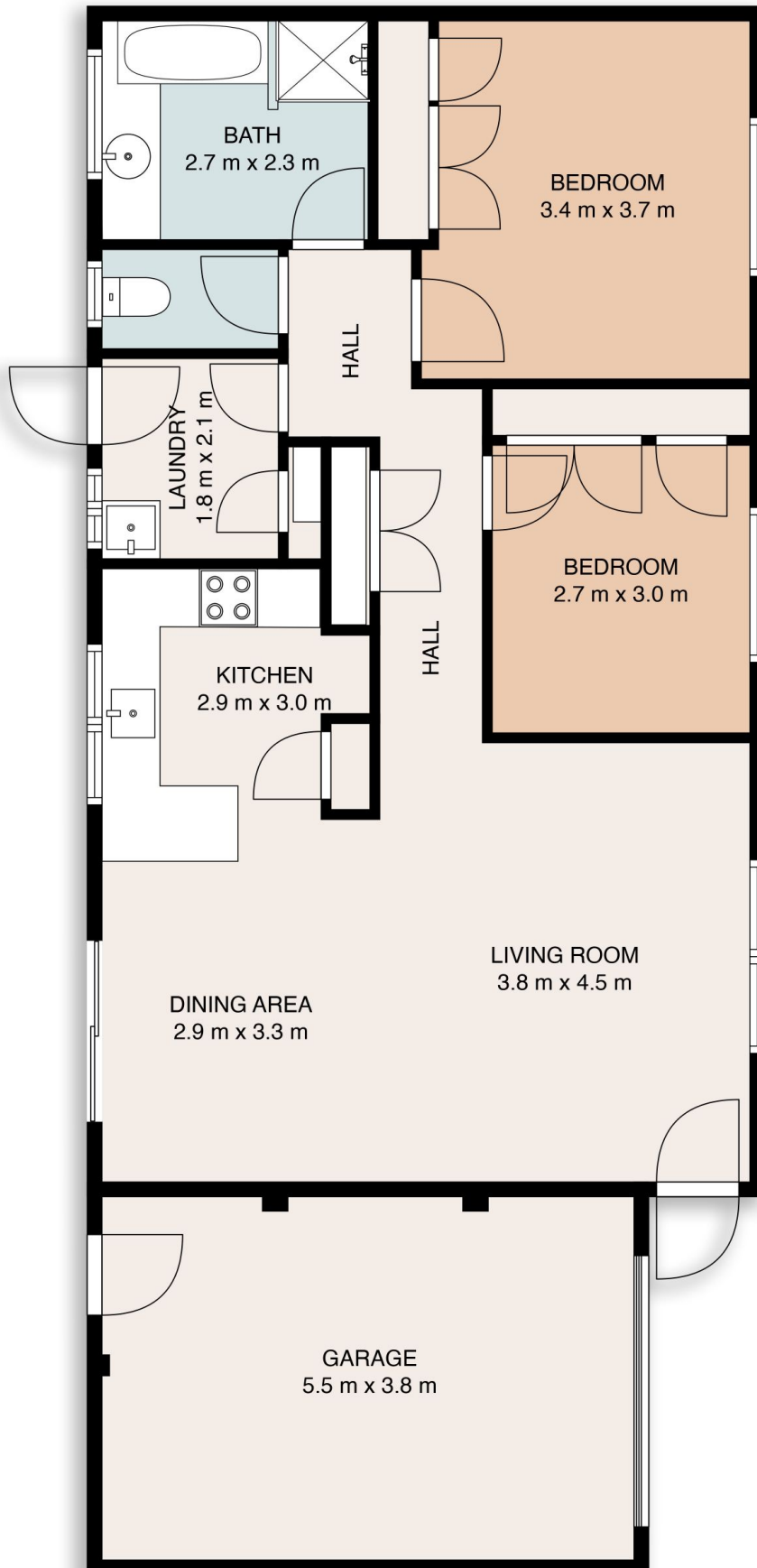
Step into the spacious main bedroom, equipped with a ceiling fan and built-in robes for added convenience. The guest bedroom mirrors the comfort with its own ceiling fan

**Price** : \$329,000  
**Land Size** : 382 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/nsw/murray-region/lavington/residential/unit/8022838>



**Clinton Harvey**  
**0260 561 888**

1/482 Heriot Street,  
Lavington



This floor plan including dimensions are approximate and are for illustrative purposes only and should be used purely as a guide. No guarantee can be given to accuracy of the information contained, and interested parties should conduct their own enquires.