

Sold



## 19 Lutwyche Street, Higgins



### Neat as a pin!!

19 Lutwyche Street Higgins is a surprise package. Looking from the quiet street, you see a pleasant brick and tiled roof home with lovely mature gardens. When you get past the front door you are surprised by a beautiful home and gardens which is neat as a pin, and would suit home owner or investor. This is a spacious bright and modern home with a sensational entertaining backyard including covered areas and manicured gardens.

You are welcomed home via the entrance vestibule with immediate temperature relief from the ducted evaporative cooling or brand new ducted gas heating throughout. From here you enter the lounge which is spacious and features large tinted windows overlooking the front gardens while preserving your privacy. Roller shutters on the windows and solar panels also are added features of this home.

The open plan kitchen blends with a dining or family room which is the heart of the home and hub ideal for entertaining. Huge bench top space including a breaky bar and kitchen window that overlooks the front door verandah. This kitchen is an excellent size and will be a definite positive on anyone's list when inspecting. There is a media desk for school homework or place to keep the mobile phones and laptop.

All three bedrooms are great size the master can fit a king size bed. The master bedroom has direct access to the family bathroom. The bathroom Has neutral colours and plantation blinds giving it that finishing touch.

Through the laundry your exit to a raised timber deck that leads to a covered and paved entertaining area. The established and manicured gardens wrap around these spaces and complement in every way. Features include well designed productive and

3 1 4 682 m2

<b>Price</b>	SOLD for \$550,000
<b>Property Type</b>	Residential
<b>Property ID</b>	396
<b>Land Area</b>	682 m2
<b>Floor Area</b>	140 m2

### Agent Details

Ben Stevenson - 0467 046 637

### Office Details

Southern NSW  
South Eastern & Southern Highlands  
Nsw, NSW, 2621 Australia  
0467046637

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organic veggie patch, privacy hedging, fruit tress including cherry, nectarine, plum and lemon. There is side access to the rear garden with lovely shaded gardens completing this home on every side.

Cars will be accommodated in the tandem carport which is totally enclosed from the street but open to the rear yard and entertaining area. The original shed has been extensively renovated and now provides a self contained unit for guests or utilised as a home office, rumpus room, man cave. The options are endless. Complete with small kitchenette and bathroom, this is a tremendous asset to the new owner.

I could sit here and write till the sun goes down but really you need to come and see it for yourself. I look forward to meeting you at an open home or showing you through personally. Ben Stevenson 0467 046 637

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