

**13 Riverside Road, Lansvale, NSW, 2166**

**GIA**  
Realty

**House For Sale**

Wednesday, 20 November 2024

13 Riverside Road, Lansvale, NSW, 2166

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



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## Your Family Retreat with Modern Comforts and Endless Possibilities

Welcome to 13 Riverside Road, Lansvale, where style, comfort, and practicality come together to create the ultimate family home. Nestled in a quiet and sought-after location, this stunning single-level residence offers a wealth of features designed for easy living, entertaining, and future growth.

Set on a spacious 683sqm block with a desirable southwest-facing aspect, this home is ideal for families, entertainers, or investors looking for dual occupancy potential with room for a granny flat addition (S.T.C.A.). With all the hard work already done, you can simply move in and enjoy everything this exceptional property has to offer.

### Exceptional Features Include:

- \* 4 Generously Sized Bedrooms: All bedrooms come complete with built-in wardrobes, ensuring ample storage and a touch of luxury.
- \* 2 Modern Bathrooms: Featuring high-end finishes, including a bathtub for relaxation and convenience.
- \* 3 Toilets: Additional facilities provide extra convenience for busy family life and guests.
- \* Open-Plan Living: Generous interiors with open lounge and dining areas, enhanced by soaring high ceilings and abundant natural light.
- \* Stylish Kitchen: A modern stone benchtop kitchen with premium stainless steel appliances, blending elegance with functionality.
- \* Energy Efficiency: Multiple solar panels significantly reduce electricity bills, making it an environmentally friendly and cost-effective choice.
- \* Ducted Air Conditioning: Enjoy year-round comfort with efficient climate control throughout the home.

### Outdoor Entertaining Bliss:

- \*A large undercover alfresco area perfect for gatherings.
- \*A second outdoor kitchen and living area, providing even more entertaining space.
- \*Ample Parking: Detached single lock-up garage and multiple parking spaces at the rear for family and guests.
- \*Future Potential: A level, rectangular block with granny flat possibilities (S.T.C.A.), ensuring strong future growth and rental returns.

### Prime Location Benefits:

- \*Moments from Chipping Norton Lake and Lansvale East Public School.
- \*Close proximity to Cabramatta and Liverpool CBD, offering shopping, dining, and transport options.

### Why This Home is Perfect for You:

This thoughtfully designed and lovingly maintained home ticks all the boxes for families, entertainers, and investors alike. With modern comforts like ducted air conditioning and solar panels, plus versatile indoor and outdoor spaces, this property offers a lifestyle of convenience and luxury.

Inspect today and make 13 Riverside Road, Lansvale, your forever home or next investment opportunity!