

**4/36 Lake St, Laurieton, NSW, 2443**



**Townhouse For Sale**

Saturday, 21 December 2024

4/36 Lake St, Laurieton, NSW, 2443

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Convenient In Town Living or Investment

Welcome to 4/36 Lake Street, a delightful townhouse nestled in the charming township of Laurieton, NSW. Boasting two bedrooms and a 1.5 bathroom layout (2nd toilet in the laundry), this residence presents a fantastic opportunity for first home buyers or astute investors seeking a valuable addition to their portfolio.

Positioned just a stone's throw from Laurieton's vibrant main street, the convenience of this property is unmatched. Within a brief 260-metre stroll, you'll find the local Coles supermarket, ensuring all your daily essentials are within easy reach. Furthermore, the serene beauty of the river is a mere 500 metres away, promising tranquil walks and leisurely weekends spent by the water.

The townhouse is smartly designed with both bedrooms located on the first floor, providing a private retreat away from the living areas. The ground floor accommodates the kitchen, lounge, and laundry, complete with a guest toilet. The north-facing aspect of the living area and the main bedroom allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the day.

Of special note, a long-term tenant is currently in place and is eager to continue residing in this cosy abode by signing a new lease, with the current agreement running until March. This is an exceptional chance to secure an investment with immediate returns.

Please note that due to the respect for tenant privacy, minimal photos are available. Viewing this hidden gem is by appointment only. We invite interested parties to contact the agent directly to arrange a suitable time to inspect the property and fully appreciate its potential. With its prime location, desirable features, and existing tenancy, 4/36 Lake Street, Laurieton, is a prospect not to be overlooked.