



## 11 Orchard Way Lavington NSW

5 3 5

### Highlights

Hard to find, Sound Construction,  
Exceptional Garaging. Workshop, Cellar.  
Five Car Garage (park your Toys)  
Hard stand parking for more  
Workshop  
Cellar  
Five bedrooms  
Games Room  
Tall Ceilings  
Suspended concrete Floor (quiet)  
Mountain Views,  
North aspect  
Abundant Storage  
Open Plan

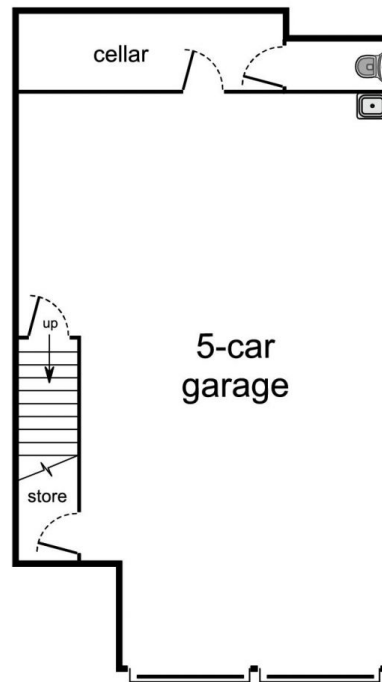
### Plus

Peaceful Setting  
Quite Court Location  
Tranquil Enjoyment  
Light and Bright Designer Decor  
Log fire  
Ducted air conditioning / heating

**Price** : \$ 475,000  
**Building Size** : 255 sqm  
**Land Size** : 768 sqm  
**View** : <https://www.brianphegan.com.au/sale/nsw/murray-region/lavington/residential/house/5932651>



**Brian Phegan**  
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This floor plan shows a house with a lounge, dining, family, and games area, a kitchen, a bathroom, and four bedrooms. The lounge is at the front, leading to a verandah. The dining area is adjacent to the lounge. The family room is next to the dining area, with a games room at the back. The kitchen is centrally located, with a pantry and a bathroom. The bathroom has a bathtub and a shower. There are four bedrooms, each with a wardrobe. The house also has a balcony and a central staircase.

Rooms and areas include:

- lounge
- dining
- family
- games
- verandah
- entry
- kit. (kitchen)
- pantry
- bath (bathroom)
- ens. (ensuite)
- bed 1
- bed 2
- bed 3
- bed 4
- bed 5
- balcony
- W.I.R. (Wardrobe)
- cbd (closet)
- fridge poon (fridge point)
- dish wash (dishwasher)
- wrm poon (wrm point)
- wood fire (wood fire)

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