



## 20 Orchard Way Lavington NSW

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Nestled conveniently between Albury and Lavington shopping and amenities, this property offers the perfect balance of tranquillity and accessibility. Boasting a generous 171m<sup>2</sup> floor plan, this home features a stunning 2 pac Kitchen with ample counter space, under-bench electric oven, gas cooktop, dishwasher, and a convenient step-in pantry. The spacious meals and family area is adorned with tiled floors, leading to a north-facing alfresco area. Additionally, there's a separate formal lounge for your comfort with four twin bedrooms, each equipped with built-in wardrobes and a master suite with a walk-in Robe and an ensuite, this home caters to all your space needs and offers loads of storage cupboards. Stay cosy with ducted gas heating and enjoy the comfort of evaporative cooling. Outside, you'll find a mature, low-maintenance garden and a double garage, adding to the appeal of this property. Whether you're looking for a place to call home or a smart investment opportunity, this address ticks all the boxes.

Don't let this opportunity slip away.  
Contact Brian Phegan at 0418 578 079 today!

**Price** : \$ 615,000  
**Building Size** : 171 sqm  
**Land Size** : 579 sqm  
**View** : <https://www.brianphegan.com.au/sale/nsw/murray-region/lavington/residential/home/7807886>

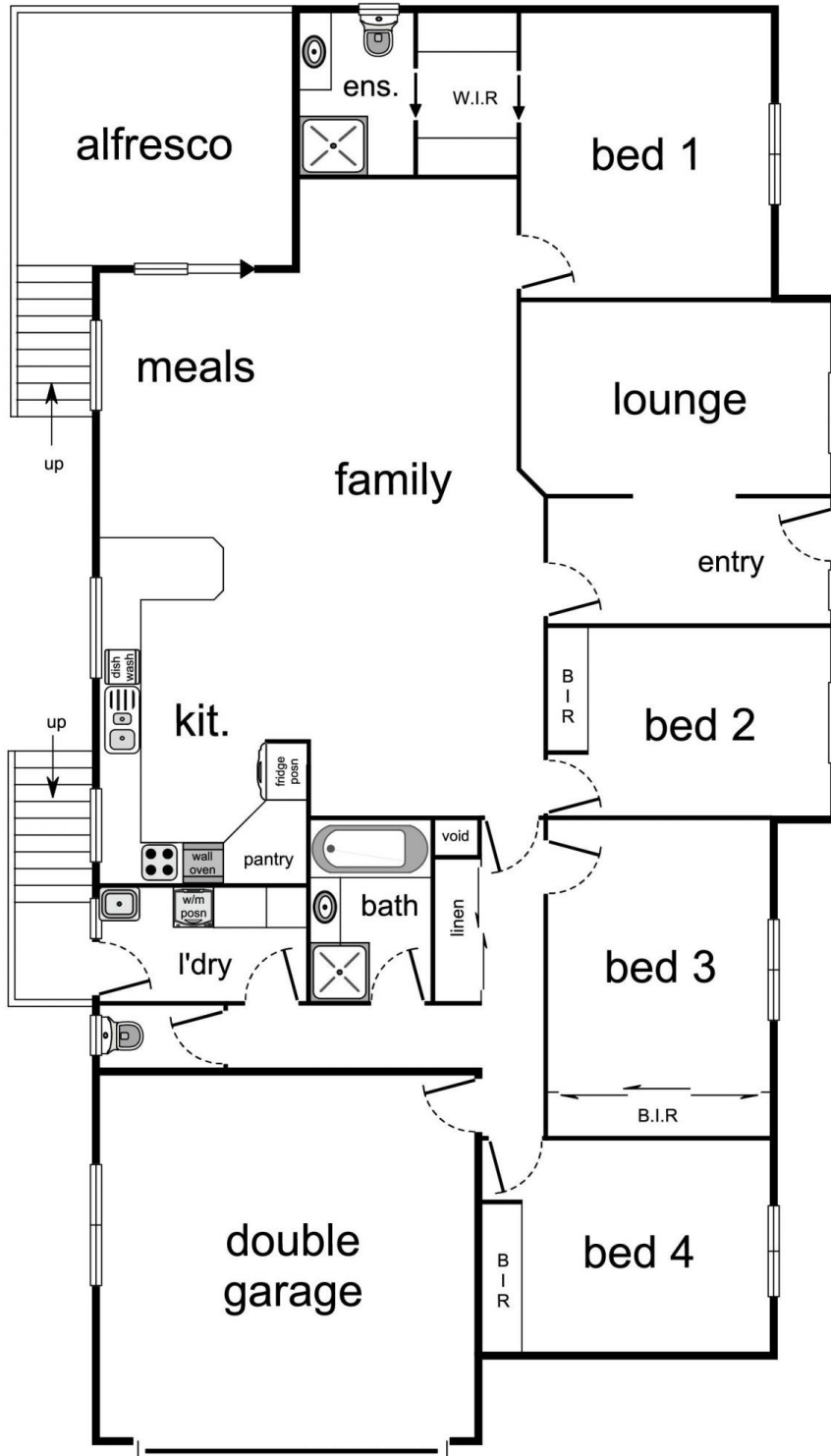


**Brian Phegan**  
02 6040 7173

0 1 2 3 4

approx. scale (m)

This plan is a sketch, and all data shown is general only.



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