



9 Lutana Street Edgeworth NSW

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FRESHLY PAINTED - This neat and tidy 3 bedroom home located in the heart of Edgeworth is within close proximity to Edgeworth Heights Primary School and St Benedicts Primary School, also a short distance to Cameron Park Plaza which has a variety of specialty shops and dining choices.

View : <https://www.crawfordrealestate.com.au/lease/nsw/lake-macquarie-west/edgeworth/residential/house/7789004>

Features include:

- ? 3 bedrooms, 2 with built in robes
- ? Kitchen with dishwasher and plenty of bench and cupboard space
- ? Reverse cycle air conditioning in the living room, ensuring year-round comfort
- ? 2nd living/rumpus room
- ? Central bathroom with shower, vanity and new WC
- ? Ceiling fans throughout the house.
- ? Large laundry room with loads of storage and 2 WC.
- ? Undercover entertaining area - perfect for the afternoon BBQ
- ? Single carport (will not be available for use during construction of granny flat)
- ? Granny flat will be erected in rear yard - not part of lease.



Amanda Swan
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SITE PLAN



FLOOR PLAN



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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APPROX. TOTAL FLOOR AREA : 125.7M²