

**70 HONOUR AVENUE, LAWSON, NSW 2783**

🛏 5 🚧 3 🚗 2 ⌂ 1091M<sup>2</sup>





## SECLUDED & SPACIOUS ON A FLAT CORNER BLOCK

Set in a peaceful pocket of Lawson, this generous cottage offers an enviable lifestyle on the doorstep of some of Lawson's most loved bushwalks, yet under 1km to Lawson village and rail.



One of the great pleasures of this home is sitting on the rear deck, overlooking the beautiful garden and enjoying **exceptional privacy** from neighbouring properties.

Flanked by a quiet cul-de-sac, this secluded outdoor space is ideal for relaxing, entertaining, or simply enjoying the stillness and birdlife. All this set on a rare flat, large corner block of just over a quarter of an acre.

Cherished for many years by its current owner, the home itself is substantial in size, welcoming and filled with character. The floorplan includes **five bedrooms** and **three bathrooms**, with a versatile layout **designed to accommodate separated living**. Multiple zones allow for a range of uses, making the property well suited to extended family living, guest accommodation, home-based work, or creative pursuits.



While comfortable as is, the cottage presents clear scope for buyers to personalise, update, or reimagine over time, capitalising on the generous and flexible floorplan, and highly desirable location. Completing the offering are practical additions including a **garden shed** and **carport**, and a **rainwater tank**, complementing the established grounds and everyday functionality of the property.

## FEATURES INCLUDE:

- New roof
- Large flat corner block 1091m<sup>2</sup> (approx)
- Fireplace plus slow combustion heating
- Natural gas bayonettes
- Reverse cycle air con
- Ceiling fan
- Gas hot water
- 2 x sheds
- Carport
- Water tank for garden
- Green house

**70 HONOUR AVENUE,  
LAWSON, NSW 2783**

5 3 2 1091M<sup>2</sup>



All measurements are approximate.  
For illustrative purposes only.

