

**1 MARY STREET, LAWSON, NSW 2783**

 3  1  1  685M<sup>2</sup>



agent  
blue







## A HOME THAT TICKS EVERY BOX!

Nestled in a prime location, this beautifully presented three-bedroom brick home offers the perfect blend of comfort, convenience, and privacy. Just 650m from Lawson train station, an easy 850m walk to Lawson Public School, and moments from the vibrant village and its popular cafes, this home puts everything at your fingertips.



For dog lovers, the much-loved Lawson off-leash dog park is nearby, while nature enthusiasts can enjoy the stunning Cataract Falls along the South Lawson Waterfall loop—perfect for weekend adventures.

Thoughtfully maintained, this home is ideal for first-home buyers, downsizers, and savvy investors alike. Inside, you'll find fresh neutral tones throughout. The **spacious kitchen** offers ample storage, a natural gas cooktop, and a picturesque view of the **generous, flat backyard**—perfect for watching the kids or pets play.



The **three-way bathroom** makes busy mornings a breeze, while two of the **bedrooms** feature **built-in wardrobes** for extra storage. Stay comfortable all year round with reverse cycle air conditioning or enjoy the option of natural gas heating.

A recently added **undercover entertainment area** extends your living space outdoors—perfect for summer BBQs, relaxed evening meals, or simply enjoying a quiet moment with a cuppa. The private backyard is well-screened by established trees and shrubs, creating a peaceful sanctuary to enjoy.

## FEATURES INCLUDE:

- Internal access to garage & laundry
- Natural gas stove & heating
- Reverse cycle air conditioning
- Electric hot water system
- Garden shed for extra storage
- Level, easy-care block
- Close to transport, shops & schools
- 685m<sup>2</sup> (approx.) block

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All measurements are approximate.  
For illustrative purposes only.



Covered  
Outdoor  
Entertaining  
4.5x4.4m



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