23 LORIMER STREET, LLANARTH, NSW, 2795









SOLD

SOPHISTICATION, LUXURY AND SIZE. PRICE GUIDE $1,150,000 TO $1,250,000

Exclusively positioned within one of the finest streets in Bathurst, this bespoke designed six bedroom, five bathroom home features high quality and modern finishes providing the ultimate family haven of space and sophistication.

Brimming with fresh contemporary interiors it offers a spacious open-plan living and dining area flowing out to an alfresco with outdoor kitchen perfect for entertaining. Grand chef's kitchen with triple ovens, huge stone island and pantry, 3 bedrooms all with built-in robes, plus separate apartment, master with ensuite and walk-in robe, also huge living, 20 seat dining area, formal lounge room, home office and an integrated wet bar all on the ground floor.
The lower level offers 2 further large bedrooms with step in wardrobes, another 2 bathrooms and oversized entertaining family room plus triple garaging and under roof workshop.
Stunning uninterrupted 180deg views over the Macquarie river, Bathurst city through to the Blue Mountains are assured to mesmerize.
A sophisticated, quality residence ready to simply move in & enjoy!

Highlights:
-Six generous bedrooms all with built-in wardrobes, master with ensuite and walk-in robe
-Home office.
-Large family room retreat on lower ground floor.
-Gourmet gas cooking kitchen with premium miele appliances and grand stone island benchtop
-Open plan features, high ceilings with multiple living areas exemplifying a luxurious lifestyle
-Alfresco entertaining with outdoor kitchen on the private rear terrace
-A well thought out design achieves amazing 180deg panoramic views over Bathurst and the Macquarie River.
-Thermally efficient design with full insulation to walls and ceiling, with double glazed windows.
-Five modern, fully tiled bathrooms
-Plantation shutters, LED lighting and ducted air-conditioning throughout w/ zone control
-Internal 1 bedroom home apartment
-Separate integrated wet bar.
-Double lock-up garage, plus single lock up garage and single garage.
-The list is endless.....

6 BED | 5 BATH | 4 CAR

PRICE:
$1,200,000

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

Lower Ground Floor	:275.5Sqm
Ground Floor	:433.1Sqm
Total	:708.6Sqm

N

23 Lorimer Street, Llanarth, NSW

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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