



## FOR SALE

### TIGHTLY HELD POCKET OF LLANARTH - NORTHERN ASPECT & LOVELY VIEWS

Located in a highly desired family-friendly neighbourhood is this excellent low maintenance four-bedroom home offering two separate living areas plus an elevated entertaining area with beautiful mountain views.

The clever floor plan design makes perfect use of the Northerly aspect, allowing natural light to fill the spacious kitchen, dining and casual living areas throughout the day.

Property features include:

- \* Generous tiled open-plan kitchen/dining/living room split-system heating/air conditioning
- \* Gas central heating throughout the home
- \* Spacious kitchen features a large breakfast bar, electric oven, gas stovetop, dishwasher, walk-in pantry cupboard and ample storage/bench space.
- \* Separate carpeted lounge area/media room
- \* Large light filled main bedroom featuring a lovely spacious ensuite, walk-in-robe and ceiling fan.
- \* Three additional bedrooms all with built-in robes.
- \* The fourth bedroom would make for an ideal home office, positioned near the front door.
- \* Main bathroom includes shower, bath, vanity and separate toilet.
- \* Good-sized laundry with excellent cabinetry and exterior access.
- \* Automated double lock-up garage with internal access.
- \* Wide undercover verandah to the front left hand side of the home and out from the casual living area, perfect for outdoor entertaining.
- \* Great side access to the enclosed yard with established trees, shrubs and gardens.
- \* Perfect low maintenance home with great aspect and views
- \* Council Rates: \$3205.93 per year.

Nearby places of interest:

- \* Westpoint Shopping & Medical Centres - 2.4km (5 min drive).
- \* Scots All Saints' College - 2.8km (5 min drive).
- \* Bathurst CBD - 5km (8 min drive).
- \* Charles Sturt University - 6.7km (9 min drive).

4 BED | 2 BATH | 2 CAR

PRICE:

\$790,000 - \$835,000

OPEN FOR INSPECTION:

N/A



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