



SOLD

BATHURST'S HIDDEN LUXURY FAMILY HOME

55 SUTTOR ST BATHURST NSW 2795

4-5 BEDROOMS / 2 BATHROOMS / 1,732 m2 / 4 off-street carparks

Located near the top of a residential hill, this surprisingly large luxury home has only had one owner and is designed to be both family-friendly and an entertainer's delight.

This stunning home is situated on the border of Robin Hill, Bathurst, West Bathurst, and Windradyn. It is only two minutes away from Orange Rd and Bathurst Golf Club. Westpoint Shopping Centre, Windradyn, is two minutes down the road, and Bathurst CBD is 7 minutes away.

The home is set back on the block giving you privacy and peacefulness. Designed for entertaining, the residence features two large living areas, which currently serve as the formal entertaining and dining rooms, as well as a bar that flows into another lounge area off the kitchen. The adjoining living is 70m2 on its own.

The property offers many value-added features, including:

Master bedroom suite with large built-in and newly renovated ensuite. Bedrooms two to four all with built in robes and comfortably fit Queen size beds. The luxurious study could easily be converted into a fifth bedroom and already has a built-in robe.

The main bathroom includes a bath and a shower. The ensuite and laundry/scullery have luxurious underfloor heating.

The kitchen features a functional U design with a practical flow that seamlessly connects both indoor and outdoor entertaining areas. There is abundant storage, a double stainless-steel sink with garden views, a gas cooktop and oversized fridge spaces. Flowing from the kitchen and informal dining is the combined Scullery and Laundry. This clever space also doubles as a butler's kitchen, featuring an additional dishwasher, sink, storage, and even the home's third toilet, disguised as a built-in cupboard. Bedrooms and living areas have new luxurious designer wool carpets. The kitchen, scullery and bar area are tiled.

Outdoors, the home features a stunning established cool climate gardens with lawn irrigation. The large front yard has established hedging that screens the property from the street and is

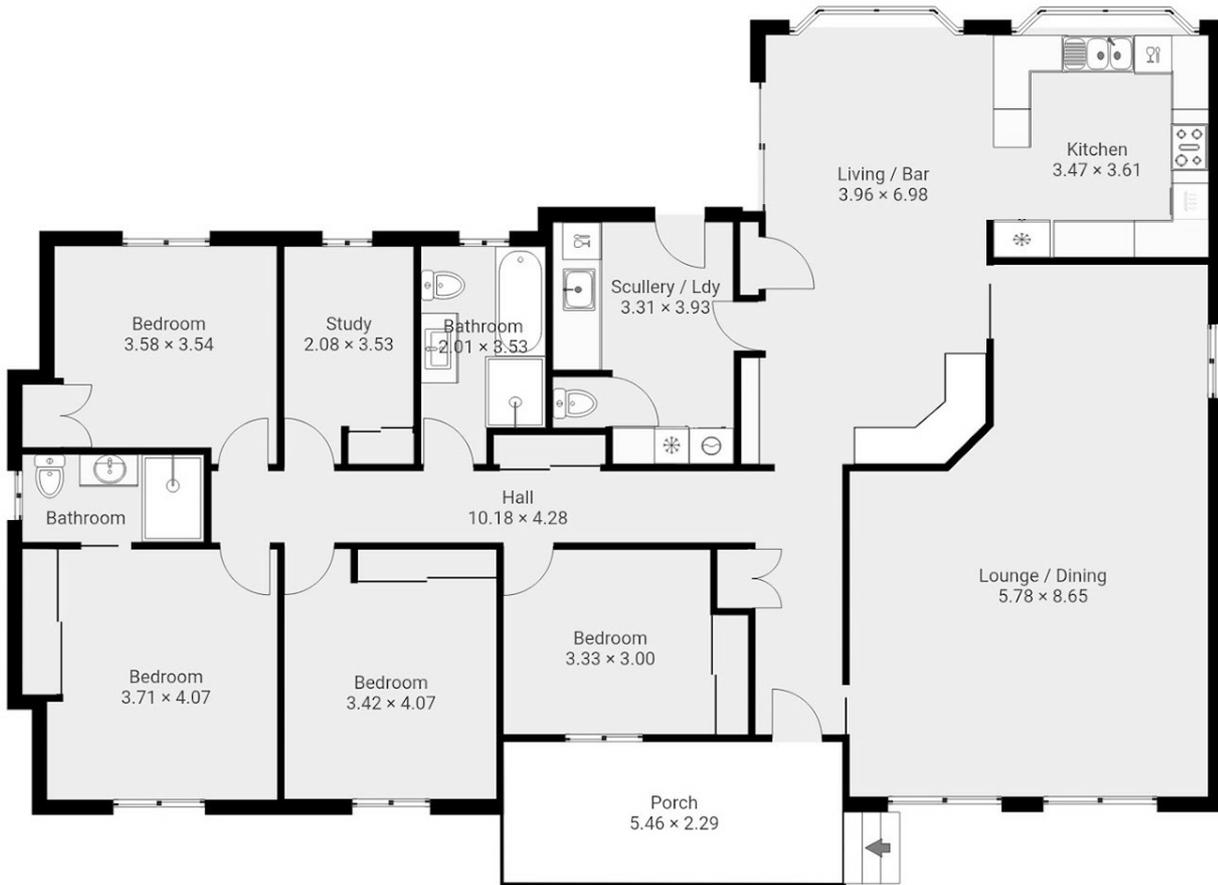
4 BED | 2 BATH | 0 CAR

PRICE:
\$1,100,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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