# 41 EDGELL STREET, WEST BATHURST, NSW, 2795









# SOLD

## SURPRISE PACKAGE - 5-BEDROOM FAMILY HAVEN IN WEST BATHURST

Nestled in the heart of West Bathurst, this very deceiving five-bedroom, two-bathroom family home is a surprise package and presents an exceptional opportunity for growing families seeking space, comfort, and convenience. Set on a generous 739.8 square metre block overlooking a very picturesque reserve behind and boasting elevated views to the mountains, this property offers the perfect blend of indoor space and outdoor entertaining that today's families crave.

Step inside to discover five bedrooms, four with built-in wardrobes for maximum storage efficiency. The home's practical layout ensures every family member has their own private retreat. Year-round comfort is guaranteed with split system air conditioning and heating, complemented by efficient gas heating.

The heart of family living extends seamlessly outdoors, where multiple entertainment zones await your creativity:
• Spacious enclosed deck perfect for morning coffee or evening relaxation
• Dedicated outdoor entertainment area ideal for weekend gatherings
• Charming front balcony offering privacy and another area to relax or entertain
• Fully fenced perimeter ensuring privacy and security for children and pets

Practical considerations haven't been overlooked, with a convenient carport providing secure vehicle accommodation while leaving ample driveway space for additional parking. The substantial land holding offers endless possibilities for keen gardeners, children's play areas, or future extensions, all within the established residential streetscape of West Bathurst.

This property represents more than just a house – it's a lifestyle choice for families prioritising space, comfort, and community. Whether you're planning weekend barbecues on the deck, enjoying quiet moments on the balcony, or watching children play safely in the fully fenced yard, 41 Edgell Street delivers the complete family living experience.

The thoughtful combination of indoor comfort features and extensive outdoor entertainment options makes this home particularly appealing to families who love to entertain while maintaining the privacy and security that fully fenced boundaries provide. With five bedrooms and two bathrooms, there's room for everyone to grow and thrive in this welcoming West

## 5 BED | 2 BATH | 1 CAR

PRICE:
$630,000

OPEN FOR INSPECTION:
N/A



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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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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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