



**SOLD**

## MODERN COMFORT IN THE ESTABLISHED ST HILAIRE ESTATE, THURGOONA

Welcome to a home that blends smart design, everyday comfort and a highly sought-after Thurgoona lifestyle. Set within the established and family friendly St Hilaire Estate, this beautifully presented three-bedroom property offers an efficient, well thought out floor plan that makes living easy from the moment you step inside.

All three bedrooms are fitted with built-in robes, while the main bedroom enjoys extra luxury with its spacious walk-in wardrobe and a clever two-way semi-ensuite/bathroom layout, ideal for both privacy and practicality. Stylish retractable ceiling fans, ducted gas heating, and evaporative cooling ensure year-round comfort throughout the home.

The open, modern kitchen is the true heart of the home, featuring stainless steel cooking appliances, range hood, dishwasher, generous walk-in pantry and a large breakfast bar perfect for casual meals or entertaining friends. The separate lounge room offers a quiet retreat, while the open family and meals area creates a warm, inviting hub for daily living.

Step outside to the perfectly positioned covered alfresco area, an ideal space to unwind on warm summer evenings while overlooking the rear yard—an excellent place for kids, pets, or relaxed outdoor living. A double lock-up garage provides secure parking and includes both internal access and access to the rear verandah for added convenience.

With its superb location close to freeway access, schools, Charles Sturt University, shopping centres, Thurgoona Golf Course/Club, and local sporting fields. This home delivers lifestyle, comfort and practicality in one impressive package.

Whether you're a first home buyer, downsizer, or investor, this property is well worth your inspection. Opportunities like this don't last long, act now!

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$673,000

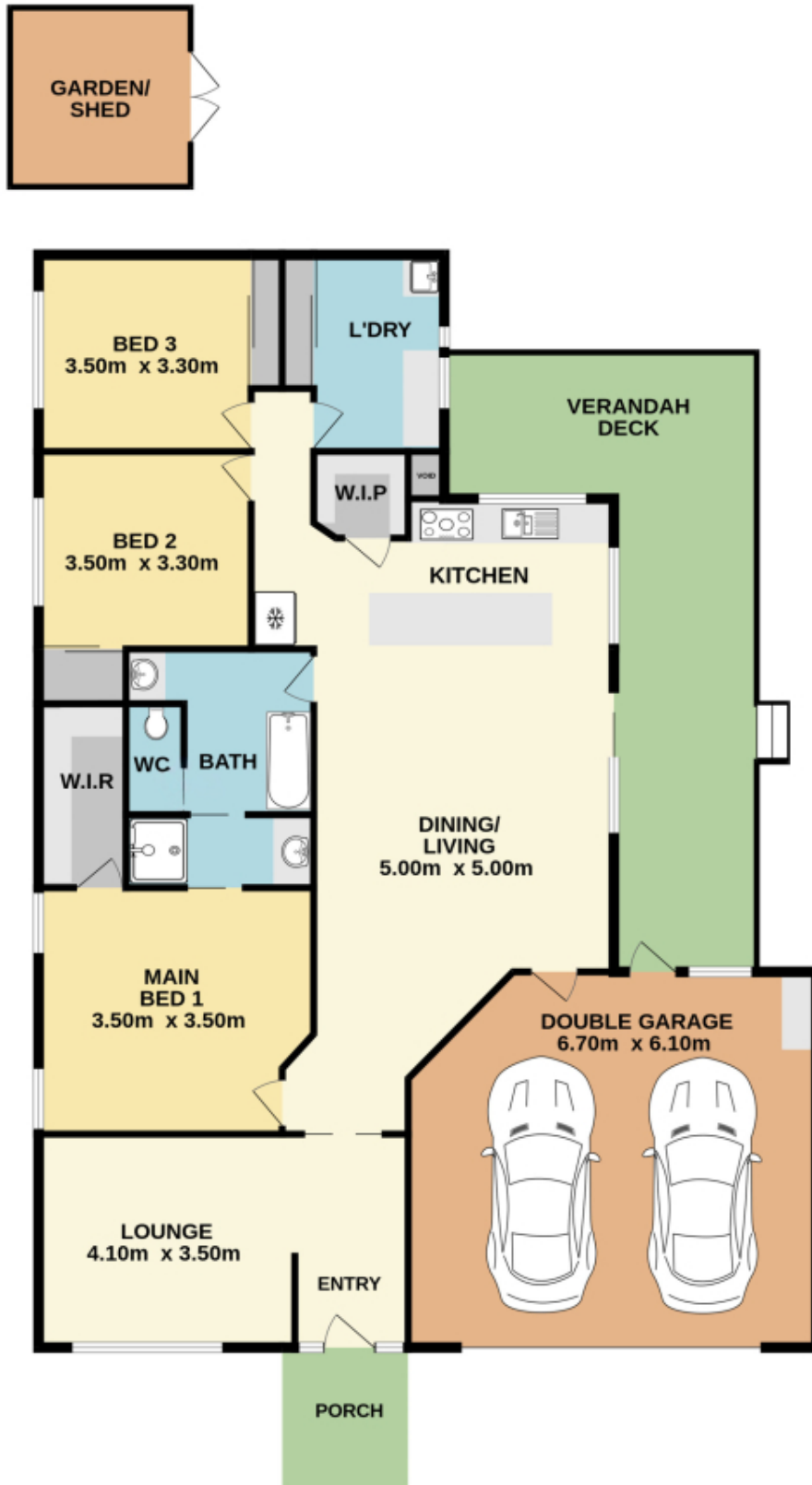
**OPEN FOR INSPECTION:**  
N/A



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GROUND FLOOR



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.

