

**13 Fir Street, Bilambil Heights, NSW 2486**

base

**Sold House**

Wednesday, 18 October 2023

13 Fir Street, Bilambil Heights, NSW 2486

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1065 m2**

**Type: House**



Steve Riding  
0438365457



Peita Arnold  
0413318954

**\$910,000**

Purposely built for dual living, this substantial one level home is just 15 years young, set on 1,065sqm away from the road, and offers several lifestyle options. The well thought out floorplan allows for spacious air-conditioned family living in both sections. The main open-plan hub of the residence extends out onto a large under roof terrace overlooking a mature bushland setting. Private relaxation and contemplation are the order of the day here complemented by copious forms of bird and wildlife. Bedrooms are sizable and the study, which accesses the deck would double as a fourth if necessary. The main residence includes the master bathroom/powder room, and the master bedroom benefits from a roomy ensuite. Adjoining this main area through a lockable door is the separate apartment with full facilities, expansive living space and Master bedroom with external access and big ensuite/laundry. Under house access provides plenty of storage space or could be converted to a workshop area and a large, paved patio provides another shady spot. The secret garden offers a plethora of mature Hydrangeas, Willows, Water Lilies, Tibouchinas, Azaleas, Rhododendrons, Indian Fried Egg

Other features include: • 2 split system air conditioners • Second car space, shade sail • Solar power, (20 panels), gas hot water • Termi-mesh and gutter guard. • Lush garden and rear yard • Water tanks Yes, average suburban living this is not. Offering several options for the modern family, there is a lot to love here. Just 8 minutes from the freeway but a world away from the cares of the day. (Dual living is subject to council approval). Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.