

18 Georgia Place, Llanarth, NSW 2795

BESTWICK |

Sold House

Friday, 3 November 2023

18 Georgia Place, Llanarth, NSW 2795

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1000 m2

Type: House



Mitchell Bestwick



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Contact agent

As the warmer months approach, this home is a true haven for those who love to entertain! Nestled on a spacious and secure 1,000sqm block of land, it offers ample space inside and out for all your needs. **Free SMS the keyword 18georgia to 0488 844 557 to receive an instant link to the online property brochure which includes Contract of Sale, Council Rates, Floor Plan, Additional Photos and more. **Features Include: * The current owners have renovated and upgraded this home including all new ducted heating, pool pump, cleaner and heater, new carpets and timber hybrid flooring, recently renovated kitchen and 15 kW of solar with 2 x batteries - just to name a few! * Welcoming front verandah with beautiful northern aspect has a little private nook amongst the gardens for your morning coffee. * Entering the home to your right is the formal lounge room, located at the front of the home, is north facing, full of natural light and has french doors that lead you to the formal dining. * The formal dining area features windows on three sides, overlooking the front and back established gardens. * A generously-sized family kitchen has been recently renovated with 40mm ceasarstone bench tops, breakfast bar, stainless steel appliances, an abundance of storage and stunning pendant lights. This area also provides a delightful view of the Queensland room, outdoor entertainment area and backyard/pool. * Open plan living area is perfectly positioned between the kitchen and enclosed Queensland room, which is perfect for entertaining. It has hybrid flooring, plenty of storage and room for the whole family. * Master bedroom is very generous, complete with a walk-in robe and ensuite, thoughtfully positioned towards the front of the residence for added privacy. * Three additional bedrooms, 2 with ceiling fans and all offering built-in wardrobes, are located off the open plan living area. * Main three way bathroom features a separate shower and bath and has been immaculately maintained. * Queensland room is the versatile fourth living space within the home and is insulated to keep you warm in winter and cool in summer. The space overlooks the rear yard, alfresco and sparkling swimming pool. * Enjoy outdoor gatherings in the covered alfresco entertainment area, with a high pitched roof and lots of natural light, offering versatility for outdoor living. * The sparkling in-ground solar-heated swimming pool creates a resort-like atmosphere right in your own backyard with privacy screens and a cover at one end for sun protection. * Stay comfortable year-round with ducted gas heating and four reverse-cycle air conditioning split systems. * A double lock-up garage with internal access provides convenience and security as well as a 7x6m shed with workshop, man-cave and mezzanine level and a 4x6m caravan carport at the front. * The property boasts a flat and secure 1,000m2 block with a large garden shed and side access. Located in the highly sought-after Llanarth area, this property offers picturesque countryside views from the front of the home and is situated in a tranquil cul-de-sac, making it an ideal setting for families.