

# 2 Princess Street, Forbes, NSW 2871



## House For Sale

Thursday, 14 March 2024

2 Princess Street, Forbes, NSW 2871

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1370 m2

Type: House



Michelle Cheney  
0268523134

**\$995,000**

Nestled in a coveted, flood-free location just 2.2 kms from the vibrant town center and within leisurely strolling distance of the serene Lake Forbes, this expansive 4-bedroom residence, complete with a designated office, presents an exceptional opportunity for discerning buyers seeking both luxury and practicality. Exuding timeless elegance and meticulous upkeep, this home boasts a plethora of features tailored to accommodate modern family living. Upon entering, the home welcomes you with an aura of spaciousness and sophistication. Gleaming tiled floors create a seamless flow throughout the living spaces, while plush carpets underfoot provide a sense of comfort and luxury. The property also features both plantation shutters and quality double blinds. The accommodation comprises four generously-proportioned bedrooms, each adorned with built-in storage solutions. The master bedroom offers a spacious walk-in robe and a lavish ensuite, complete with a spa bath, offering a sanctuary for relaxation and rejuvenation. There is a large family bathroom, with double vanity, bath, shower and separate toilet. Entertaining is a delight in this home, with a well-defined formal lounge or media room at the front of the home, providing an intimate setting for gatherings or quiet evenings in. Meanwhile, the heart of the home unfolds at the rear, where an open-plan living, dining, and kitchen area beckons with its inviting ambiance and abundant natural light, courtesy of its coveted northerly aspect. A large billiards room sits at the rear of the home. The sleek and sophisticated kitchen is a chef's dream, boasting a substantial breakfast bar, premium appliances including a dishwasher, gas cooktop, and electric oven, as well as ample storage within a large pantry. Effortlessly extending the living space outdoors, triple sliding doors lead to the covered alfresco area, seamlessly integrating indoor and outdoor living for year-round enjoyment. Comfort is assured throughout the seasons, with ducted reverse cycle air conditioning and ceiling fans ensuring a pleasant climate indoors. Additionally, the property benefits from a 5kW solar system, providing sustainable energy solutions and cost savings. Car enthusiasts and hobbyists will appreciate the double garage, offering internal access to the home and ample storage space, as well as a detached 3-bay lock-up garage with roller door, concrete flooring, and power supply, accessible from Edward Street. Beyond the home's confines, the meticulously landscaped grounds beckon with their established lawns, garden beds, and a children's playset, providing the perfect backdrop for outdoor enjoyment. Other notable features include a Hunter pop-up sprinkler system, an 8,000-liter rainwater tank, and a garden shed, catering to the practical needs of everyday living. Positioned on a sprawling 1370m<sup>2</sup> corner lot, this impeccable residence offers a rare blend of luxury, functionality, and convenience, making it the ultimate family haven in an idyllic setting.