

# 24 Endurance Court, Llanarth, NSW 2795

## House For Sale

Wednesday, 10 January 2024



24 Endurance Court, Llanarth, NSW 2795

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 928 m2

Type: House



David Chapman  
0466887252

**\$795,000**

With a functional floor design offering generous proportions to the open-plan living areas and bedrooms, this is a beautifully designed and built four-bedroom home which has recently seen the kitchen and ensuite thoughtfully upgraded. Positioned in a sought-after and established neighbourhood in popular Llanarth, the property offers two separate living areas plus a fantastic north-facing verandah which enjoys gorgeous rural views to the countryside beyond. Property features: \* Generous entry leads to the spacious formal lounge which enjoys a northerly aspect, welcoming an abundance of natural light. \* Beautiful parquetry flooring is provided throughout the kitchen and dining areas, separating the two separate living spaces. \* Large timber entertainer's kitchen has been recently remodelled and is complete with wrap-around stone benchtops, induction cooktop, wall oven, dishwasher and generous walk-in pantry. \* Second living area features a gas log fireplace and also enjoys a northerly aspect. \* Master bedroom suite is extremely spacious, allowing for a lounge if required and includes a walk-in robe and recently updated modern ensuite with floor to ceiling tiles. \* Two additional bedrooms are generous in size and include built-in robes. \* Multi-purpose room at the rear allows for external access via a sliding glass door and would be ideal as a home office, hobby room or fourth bedroom. \* Three-way main bathroom with vanity, shower, bath and separate toilet. \* Laundry with external access and storage options. \* Reverse cycle split-system A/C. \* Elevated rear verandah with gorgeous rural views to the north is perfect for outdoor entertaining. Includes retractable day blinds for use all year 'round. \* Automated double lock-up garage with internal access. \* Large garden shed with concrete slab. \* Side-gated access with options to house the caravan or boat. \* Council Rates: \$3,115 per year. Nearby places of interest: \* Westpoint Shopping & Medical Centres - 3km (4 min drive). \* Scots All Saints' College - 1.6km (3 min drive). \* Bathurst CBD - 4.3km (8 min drive). \* Charles Sturt University - 5.8km (8 min drive). \* Bathurst Hospital - 3km (5 min drive). Call David to arrange your inspection.