

**25 Carlyle Avenue, Llanarth, NSW 2795**

**BESTWICK |**

**Sold House**

Friday, 25 August 2023

25 Carlyle Avenue, Llanarth, NSW 2795

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 927 m2**

**Type: House**



Mitchell Bestwick



Ellen Micari  
0407443022

## Contact agent

Situated in the ever-popular Llanarth is this 4 bedroom home with all the extras. \*\*Free SMS the keyword 25Carlyle 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 spacious entry hall stretches almost the entire length of the home, setting the tone for the expansive living spaces that lie ahead.\* Off the entry you will find the formal lounge which has been made into a perfect retreat after a long day. Featuring tasteful plantation shutters that infuse the space with a touch of classic charm, while offering glimpses of the inviting alfresco area in the back yard. \* In the heart of the home you will be surprised by the large sunken open-plan dining, kitchen and living areas. Bathed in an abundance of natural light, this space is where the family comes together to create lasting memories. \* The well-appointed kitchen boasts a gas cooktop, electric oven and ample storage. The focal point of the kitchen is an island bench complete with a sink and dishwasher, making meal preparation and cleanup a breeze.\* The master suite is a sanctuary of its own, located at the front of the home to offer a sense of privacy. With plantation shutters and a ceiling fan, the room invites relaxation. The walk-in wardrobe offers ample storage, while the ensuite adds the finishing touch to the suite.\* Down the hall, you'll find the second and third bedrooms, both generously sized and featuring large built-in wardrobes and ceiling fans. \* These rooms share a well-designed three-way bathroom, complete with a separate toilet, a spacious vanity offering plenty of storage, and a separate bath and shower. It's a space designed for both functionality and comfort.\* The fourth bedroom, situated at the rear of the home has wonderful built-in shelvings which makes it a perfect home office or study, catering to the modern demands of remote work.\* Practicality meets convenience with the double lock-up garage boasting internal access. Additionally, a side access driveway leads to an extra carport and a single bay shed at the rear of the property, catering to your storage needs.\* Stepping into the backyard, you'll be captivated by the well-established, lush gardens that envelop the space in a blanket of natural beauty. \* The undercover alfresco area beckons for gatherings, offering a private retreat surrounded by hardy native gardens.\* Another fantastic bonus to the home is the addition of solar panels.In summary, this established 4-bedroom with a very thoughtful layout, stunning features, and charming outdoor areas is an invitation to experience a lifestyle of comfort and serene living.