

# 3 Clematis Street, Forbes, NSW 2871

## House For Sale

Thursday, 25 January 2024



3 Clematis Street, Forbes, NSW 2871

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



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## On Site

Nestled on 3 Clematis Street in Forbes, this residence stands as a testament to enduring quality and comfort. As you approach, a welcoming front verandah sets the tone for what awaits within.\* Stepping through the entrance, the expansive lounge room, effortlessly flows into an open-plan dining area, creating a harmonious space for relaxation and entertainment.\* The dwelling comprises three generously sized bedrooms, each adorned with built-in robes, ensuring ample storage space for residents.\* The kitchen offers abundant storage options and a convenient breakfast bar.\* The family bathroom has a bath, shower, and vanity. The convenience of a second toilet enhances the overall functionality of this thoughtfully designed residence.\* Temperature control is effortlessly managed with ducted evaporative air conditioning, a gas log-style heater, and strategically placed ceiling fans, ensuring a comfortable living environment throughout the year. The inclusion of solar panels not only aligns with eco-conscious living but also offers an energy-efficient solution.\* A big single garage, featuring a remote door and internal access, provides secure parking for your vehicle. Further enhancing the property's appeal is a practical carport, providing additional covered parking space. Security is prioritized with the installation of an alarm system, and automatic security shutters on each external window, offering peace of mind for residents.\* The allure of outdoor living is brought to life with a covered entertainment area, where you can relax and entertain guests in style. The property also boasts two rainwater tanks, contributing to sustainable water usage, as well as two garden sheds and a greenhouse, catering to the needs of avid gardeners and hobbyists. The meticulous landscaping adds to the overall appeal, creating a picturesque setting for both front and backyards. Whether you are drawn to the charm of the interior or the allure of the outdoor spaces, 3 Clematis Street is well worth your inspection.