

**3 Kurumben Place, West Bathurst, NSW 2795**

**BESTWICK |**

**Sold House**

Thursday, 29 February 2024

3 Kurumben Place, West Bathurst, NSW 2795

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1140 m2**

**Type: House**



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## Contact agent

Welcome to this charming property located in the heart of West Bathurst, where comfort meets versatility in a spacious family home. \*\*Free SMS the keyword 3kurumben 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: Upon entering, you are greeted by a large formal lounge, adorned with natural light streaming through generous windows. Equipped with a reverse cycle split system, this space offers year-round comfort and seamless access to the inviting deck, perfect for enjoying the outdoors.\* In the heart of the home is the kitchen boasting electric cooking, ample storage, a dishwasher, and a convenient breakfast bar, making it a hub for social gatherings. \* The open plan living and dining area exudes warmth and light, with direct access to the expansive deck, creating an effortless flow for indoor-outdoor entertaining.\* Downstairs, a versatile rumpus room awaits, offering flexibility for additional accommodation or leisure activities, with sliding doors opening to the backyard. \* An internal laundry and separate toilet are also situated on the lower level, along with substantial storage space under the staircase.\* Returning to the first floor you will find the master bedroom, complete with an ensuite and generous built-in wardrobes. \* Three additional bedrooms, all featuring ample built-in wardrobes, offer versatility and space for family and guests. \* A main three-way bathroom boasts abundant natural light, a separate shower and bath, and an elegant timber vanity.\* A well-appointed study/bookshelf area in the hallway offers functionality and storage, catering to modern living needs. \* Good size double lock-up garage is positioned at the front of the home, along with side access to the rear yard, provides convenient car accommodation and additional storage options.\* Outside, the expansive deck extends the length of the home, creating an ideal setting for outdoor entertaining amidst the serene surroundings with amazing views. \* An additional shaded paved area off the rumpus room offers a tranquil retreat for enjoying the seasons.\* Rear yard is a blank canvas and features established trees for shade and presents endless possibilities for customization and transformation. \* Ducted gas heating and the two reverse cycle split system air conditioning units together with solar panels, this home ensures comfort and efficiency throughout the year.Experience the perfect blend of comfort, versatility, and potential in this West Bathurst gem, offering an idyllic lifestyle for discerning buyers seeking multiple living spaces.