

# 30 Endurance Court, Llanarth, NSW 2795



## House For Sale

Tuesday, 30 April 2024

30 Endurance Court, Llanarth, NSW 2795

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 842 m2

Type: House



David Chapman  
0466887252

**\$779,000**

Located in an established and highly desired family-friendly neighbourhood is this four-bedroom home offering two separate internal living areas plus an amazing entertaining area with beautiful views to the north-east. In addition to the automated double lock-up garage, you also have the convenience of off-street side access for the van, boat or trailer. The clever floorplan design makes perfect use of the northerly aspect, allowing natural light to fill the main living areas throughout the morning and much of the day. Property features include:- Generous tiled open-plan kitchen/dining/living room with underfloor heating, ceiling fan and split-system AC.- Spacious kitchen features breakfast bar, wall-mounted electric oven, electric stovetop, double-drawer dishwasher, pantry cupboard and ample storage/bench space.- Spacious, separate carpeted lounge area.- Master bedroom features walk-in robe, ceiling fan, ensuite bathroom and access to the outdoor pergola.- Three additional bedrooms, two with built-in robes.- The fourth bedroom would make for an ideal home office, positioned near the front door.- Main bathroom includes underfloor heating, shower, bath, vanity and separate toilet.- Good-sized laundry includes garage and exterior access.- Automated double lock-up garage with internal access.- Undercover paved pergola area, perfect for outdoor entertaining.- Side access to the enclosed yard with established trees, shrubs and gardens.- Council Rates: \$3323 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.