

# 31 Clement Street, Forbes, NSW 2871



## House For Sale

Saturday, 27 April 2024

31 Clement Street, Forbes, NSW 2871

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 822 m2**

**Type: House**



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## NEW TO MARKET

Nestled in the highly coveted Camp Hill area of Forbes, 31 Clement Street beckons with its timeless charm and functional design. This classic 3-bedroom residence boasts a thoughtful layout and a host of desirable features, making it the perfect place to call home. Upon entry, you're greeted by a welcoming atmosphere, accentuated by the abundance of natural light filtering through the home. The main bedroom is adorned with built-in robes, offering ample storage space, there are another two good sized bedrooms, while a designated office, with storage, provides the ideal setting for remote work or study. The formal living room features built-in cabinetry and large windows offering views of the front garden. For added convenience, a second entrance off the concrete drive leads to a sun-soaked foyer, boasting a skylight and providing access to the dining area, lounge and kitchen. The kitchen is equipped with an electric oven and dishwasher, along with generous storage options. A rear family room opens to a screened-in sunroom, where you'll find built-in cabinetry an ideal barbecue area, perfect for entertaining family and friends. The home's bathroom has a shower, toilet, and vanity, while a second toilet is conveniently located off the laundry at the rear of the property. Stay comfortable year-round with ducted evaporative air conditioning, complemented by built-in gas heating in the living room and a second free-standing gas heater in the family room. Ceiling fans throughout. Outside, the property boasts established terraced lawns and gardens both front and back, providing a tranquil oasis to relax and unwind. Off-street parking at the front of the home ensures convenience, while rear lane access leads to a large colorbond shed, offering ample storage space for vehicles, tools, or hobbies. Combining timeless appeal with modern comfort, 31 Clement Street presents an exceptional opportunity to embrace the coveted Camp Hill lifestyle in Forbes. Don't miss your chance to make this delightful residence your own.