

# 37 Bathurst Street, Forbes, NSW 2871

## House For Sale

Wednesday, 17 January 2024



37 Bathurst Street, Forbes, NSW 2871

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 594 m2**

**Type: House**



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## On Site

Nestled in the popular South Forbes area, 37 Bathurst Street presents a charming residence with a range of appealing features. Welcomed by a lovely front porch, this home invites you into a thoughtfully designed space that maximizes the benefits of its northerly aspect.\* The formal lounge room, bathed in natural light, sets the tone for an inviting atmosphere. Moving seamlessly from the lounge, a dining room opens to a well-appointed kitchen, complete with a dishwasher, breakfast bar, and ample cupboard space. The kitchen, in turn, flows into a spacious family room, creating a central hub for daily living.\* The residence offers four generously sized bedrooms, each featuring built-in robes, catering to both comfort and convenience. Additionally, a designated office area provides a dedicated space for work or study, enhancing the practicality of the home.\* Two bathrooms contribute to the functional layout, providing convenience for the household. Climate control is well addressed with ducted evaporative air conditioning, wood heating, two split system air conditioners, and ceiling fans, ensuring comfort throughout the seasons.\* The property is equipped with a 3.3kva solar system, emphasizing its commitment to energy efficiency. Stepping outside, a delightful private courtyard awaits, featuring a covered entertainment area—an ideal space for relaxation and gatherings. Adjacent to this is a versatile mancave/workshop, complete with a third toilet.\* Practical considerations continue with a tandem garage offering remote access, providing secure parking for vehicles. Set on an established 594sqm parcel, this property not only offers a comfortable and well-designed interior but also a welcoming outdoor space in a sought-after location. With its combination of modern amenities, thoughtful design, and a touch of outdoor retreat, 37 Bathurst Street stands as a desirable residence in the heart of South Forbes. For those seeking a blend of comfort, functionality, and charm, this property presents a compelling opportunity.