

# 52 Westbourne Drive, Llanarth, NSW 2795

## Sold House

Tuesday, 12 March 2024

**CLEARY FAIRBROTHER**  
PROPERTY | POWERED BY SMILE ELITE

52 Westbourne Drive, Llanarth, NSW 2795

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 519 m2

Type: House



Sandy Fairbrother  
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**\$690,000**

Proudly presenting to the market this beautifully presented family home, that delivers on space and quality. Located in the boutique suburb of Llanarth, this home offers modern comfort and spacious living. Instantly welcoming, this property must be seen to fully appreciate its appeal. Featuring four great sized bedrooms, two generous living spaces, a central modern kitchen, lovely alfresco dining, terrific views and offering an unexpectedly generous footprint, this comfortable home will not disappoint. Property features include:- A generous master bedroom with a large walk-in robe and spacious ensuite - A further three great sized bedrooms, each with built-in robes - Open plan living and dining with glass doors that lead out to a lovely covered alfresco entertaining area- A gorgeous kitchen with quality appliances, gas cook top, electric oven, double sinks, dishwasher, large pantry, sleek benchtops, central island/breakfast bar offering more than ample seating and attractive pendant lighting- A formal lounge room at the front of the home that can be enjoyed as a cosy, private sanctuary- Modern three-way main bathroom with built in bathtub, large shower, floating vanity with storage and separate WC- Internal laundry with terrific storage- Ducted reverse cycle heating and cooling- Contemporary tiles throughout, with carpet in the bedrooms and formal lounge lounge- Double remote L/U garage with internal access - A fantastic covered alfresco area with space for the BBQ- A fully fenced secure yard with easy-care lawn, water tank and good side access around the home, making great use of the block- Stunning outlook with breathtaking district views and glorious sunsets - Land size - approximately 519sqm This well-kept home will leave you wanting for nothing, and provides for comfortable family living at it's best. Located just minutes to highly sought after schools, the Westpoint Shopping Precinct with medical facilities, shops and restaurants and within easy access to town, this desirable property is sure to impress! Inspection is highly recommended. Contact Cleary Fairbrother property today for more information on this wonderful property! \*Agent declares ownership Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.