

7 Lockyer Place, Llanarth, NSW 2795



House For Sale

Saturday, 20 April 2024

7 Lockyer Place, Llanarth, NSW 2795

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1496 m2

Type: House



David Chapman
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\$1,350,000

Perfectly positioned at the end of a quiet cul-de-sac and enjoying an elevated easterly vista spanning 180 degrees (north to south), this expansive family home has been built to an extremely high standard with luxury and comfort at the forefront of the design. Boasting three separate internal living spaces as well as the spacious undercover outdoor entertaining area overlooking the inground pool and beautifully manicured yard, this exceptional home offers executive-style living in a highly sought-after suburb. Key property features include: * Elegantly tiled open-plan kitchen/dining/living area with unobstructed easterly aspect from north to south. * Stylish entertainer's kitchen features walk-in pantry, island bench with breakfast bar, 900mm freestanding oven with 6 burner gas cooktop, dishwasher and ample storage space. * Separate formal lounge room (carpeted) with french door access.. * Expansive master bedroom enjoys elevated views and features walk-in robe and ensuite bathroom. * Ensuite includes floor to ceiling tiles, spacious shower with dual shower heads, vanity & toilet. * Three additional bedrooms are generous in size and include built-in robes. * Expansive light-filled rumpus (or fifth bedroom) features built-in robes & powder room.* Three-way main bathroom features vanity with dual sinks, built-in linen cupboard, shower, bath & separate toilet.* Large laundry features built-in storage cupboards, plenty of bench space, exterior access & garage access. * Double lock-up garage with automatic roller door and attic ladder to handy roofspace storage.* Glass sliding stacker doors in the living room lead out to the generous undercover entertaining area at the rear with gas bayonet fitting for BBQ/outdoor kitchen. * Convenient walk-in linen storage.* Ducted/zoned heating & cooling throughout plus gas log fireplace positioned in the open-plan living area.* 9ft ceilings throughout create a great sense of space.* Double-glazed windows across the front facade. * Mineral solar heated in-ground pool.* Side access to the immaculately maintained backyard. * Council Rates: \$3,384 per year.* Weekly Rental: \$680 - \$700 per week (approx). Nearby places of interest: * Westpoint Shopping Centre - 2km (4 min drive). * Scots All Saints' College - 2.4km (5 min drive). * Bathurst Hospital - 3.9km (7 min drive). * Bathurst Town Centre - 5.4km (9 min drive). Call David to schedule your inspection.