

**89 Samuel Way, The Lagoon, NSW 2795**

**BESTWICK** |

**House For Sale**

Wednesday, 3 April 2024

89 Samuel Way, The Lagoon, NSW 2795

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Mitchell Bestwick



Caitlin Golding  
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**\$950,000 - \$1,000,000**

Located only 15 minutes from the centre of Bathurst, nestled on a 3.13 acre block this 4-bedroom dwelling offers a harmonious blend of serenity and convenience. Boasting a sizeable shed, an established orchard and breath-taking views, this property delivers the perfect space for entertaining and relaxation. \*\*Free SMS the keyword 89samuel to 0488 844 557 to receive an instant link to the online property brochure which includes Contract of Sale, Council Rates, Floor Plan, Additional Photos and more.\*\* Features include: \* The spacious formal living area captures the beautiful, North-facing views across The Lagoon region. \* Tidy kitchen sits in the heart of the home with electric cooking, dishwasher and an abundance of bench space and storage. \* Inviting wood fire nestled in the open-plan dining/family room, creating a cozy ambiance. \* A central atrium allows for lots of natural light to flood through the home & provides a unique feature to the home. \* Large main bedroom complete with a walk-in wardrobe, built-in shelving and a spacious ensuite sits separately to the other bedrooms. \* An additional 3 generous sized bedrooms all with built-in robes sit in their own wing of the home. \* The main bathroom accommodates a bath, massive shower, vanity & toilet. \* Ducted reverse cycle heating and cooling throughout the home ensures all year round comfort. \* Unwind and entertain on the covered patio, complete with spa and panoramic views of the beautiful rolling landscape. \* Double carport conveniently located at the front of the home with direct access to the front door. \* 7m x 14m separate garage is tucked away on the block with an additional 40ft shipping container also an option to be included. \* 395,000L of water storage already in place to see you through any dry spells. \* 5kw of solar panels are positioned on the shed to ensure more affordable living is achieved. \* Extensive raised garden beds, secure pens and an established orchard also located on the property. Don't miss the chance to make this idyllic retreat your own. Contact our office to secure your inspection of this exciting opportunity.