

9 Beavis Place, Llanarth, NSW 2795

Raine&Horne.

Sold House

Friday, 15 September 2023

9 Beavis Place, Llanarth, NSW 2795

Bedrooms: 7

Bathrooms: 5

Parkings: 4

Area: 994 m2

Type: House



Grant MaskillDowton
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\$990,000

Offering much more than meets the eye, this impressive property truly is the complete package and is sure to surpass your expectations. Set on a generously sized 994sqm parcel in the highly desirable area of Llanarth enjoying picturesque views over town towards the Blue Mountains, this oversized family home offers comfortable everyday living with the added bonus of two self-contained units. Whether you need the extra space for the extended family or wish to take advantage of the additional income, this property is full of possibilities and features. Spread over two-levels boasting multiple generous living areas including formal and informal options as well as quality outdoor entertaining spaces... this property is sure to have you feeling right at home the moment you enter. Oozing with original charm and character throughout coupled with all the modern comforts to make this property a home including a Scandinavian timber sauna, you just can't go wrong. Set to impress, this property must be inspected to be appreciated. Call and plan your move today! Features include but are not limited to:

- Light-filled, open-concept kitchen, meals and family area with a picturesque outlook
- Attractive timber kitchen with quality appliances, breakfast-bar and ample storage
- Formal dining room and formal living room with a bay window and a gas log fireplace
- Downstairs rumpus room, bathroom and laundry plus a Scandinavian timber sauna
- Four generous bedrooms (three with built-in robes, master bed with a walk-in robe)
- Three-way family bathroom with a claw-foot bath, shower, vanity and separate wc
- Three-way ensuite to the master bed with a corner bath, shower, vanity and separate wc
- Ducted heating and cooling plus reverse cycle split system A/C units and ceiling fans
- High ceilings with decorative cornice and ceiling roses plus beautiful lead-light windows
- Enclosed rear balcony with stunning views over town towards the Blue Mountains
- Fully-enclosed tiered backyard with gazebo and numerous fruit/nut trees
- Double auto garage with internal access plus a double carport and off-street parking
- Massive 8.5m x 6m workshop or studio space downstairs with lighting and power
- Solar power system with north, east and west facing solar panels for all day exposure
- One self-contained one-bedroom unit with kitchen, bathroom and laundry
- Two additional bedrooms with shared ensuite and living space
- Short walk to Lorimer Street Park and within close proximity to Westpoint Shopping Centre
- Currently returning \$1,050 per week with tenants on long term leases