

**1 Poate Street, Windradyne, NSW, 2795**

**McGrath**

**House For Sale**

Wednesday, 14 August 2024

1 Poate Street, Windradyne, NSW, 2795

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jake Crooks

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## Elegance Meets Modern Living

Experience the perfect blend of style and functionality in this exquisite home, where elegant design meets modern living. Located in the desirable Windradyne Estate, this property is a true gem! The elegant design of this home is showcased through quality finishes that elevate every room, creating a warm and inviting atmosphere. The spacious open-plan layout seamlessly connects the kitchen, dining, and lounge areas, making it perfect for entertaining family and friends or simply relaxing in style. Entertaining is made easy with the chef equipped kitchen with state-of-the-art appliances, sleek cabinetry, and ample counter space, making cooking a delight. This home is the perfect sanctuary for those who appreciate quality and elegance. Don't miss your chance to make it yours.

### FEATURES:

- Three bedrooms, walk-in to main and built-ins to other two bedrooms
- Two spacious, sleek bathrooms
- Open plan kitchen, dining and lounge
- Covered Alfresco
- Ducted heating and cooling
- Solar System installed
- Security Surveillance camera
- Walking distance to WestPoint Shopping center
- 20mm granite benchtop
- Gas stove cook top
- Electric Oven

### FAST FACTS:

- Land Size. Approx. 435sqm
- House Size. Approx. 140sqm
- Rates. Approx. \$3165.82
- Bathurst West Public School (zoned)-4.0km
- Bathurst High School (zoned) -3.4km

Please note | The photos displayed in this advertisement are taken from 6 Twynam Avenue, Windradyne. Please note that while the layout, features, and floorplan of the home being offered are identical, they are presented as a mirror image. Actual finishes and details may vary. We encourage potential buyers to visit the property for an accurate representation.

### DISCLAIMER

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