

13 Robindale Court, Robin Hill, NSW 2795



House For Sale

Wednesday, 24 January 2024

13 Robindale Court, Robin Hill, NSW 2795

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4070 m2

Type: House



David Chapman

0466887252

\$1,169,000

Located in a tightly-held precinct of ever-popular Robin Hill is this four-bedroom family home which enjoys a perfect north-facing elevated aspect. Boasting spacious, separate living areas and generously sized bedrooms, the floorplan will cater to a wide demographic of discerning buyers. Avid gardeners will appreciate the hard work that has gone into the established park-like gardens, shrubs and various trees throughout the generous one-acre parcel of private land. Property features include: * Carpeted formal lounge room with north-facing bay-window. * Generous tiled open-plan living/dining/kitchen area opening out onto an east-facing undercover outdoor entertaining area. * Kitchen features gas cooktop, gas wall-mounted oven, walk-in pantry, breakfast bar and plenty of bench/cupboard space. * North-facing master bedroom features walk-in robe and ensuite. * Three additional bedrooms, two with built-in robes and one with built-in cabinetry; perfect for a home office positioned near the front door. * Main bathroom features shower, bath and vanity. Separate toilet. * Laundry includes convenient third toilet, bench/cupboard space and exterior access. * Oversized automatic double lock-up garage with interior access, separate storage room currently utilised as a gym and drive-through access to the back yard. * Built-in storage cupboard in the hallway. * Ducted gas heating and electric cooling throughout. * In-ground 5000L concrete water tank plus above-ground 3000L water tank. * Solar hot water system. * Established fruit trees including peach, apple, fig, apricot, plum, blackberry, pear and kiwi fruit. * Chicken coops and 2 x garden sheds. * Side access is available alongside the double garage, making a perfect location for a substantial shed and/or caravan carport. * Council Rates: \$2,537 per year (approx). * Weekly rent potential: \$630 - \$660 (approx). Nearby places of interest: * Charles Sturt University - 5 min drive (approx) * Bathurst Golf Club - 3 min drive (approx) * Bathurst Town Centre - 8 min drive (approx) Call David to schedule your inspection.