

**16 Barr St, Windradyne, NSW, 2795**

**House For Sale**

Friday, 9 August 2024

16 Barr St, Windradyne, NSW, 2795

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



David Chapman

## STYLISH FOUR-BEDDER COMPLETE WITH SHED

Built to a high standard is this spacious four-bedroom home offering two separate internal living spaces as well as a generous alfresco entertaining area. Ducted heating & cooling as well as the ambience of a slow-combustion wood fireplace will have you and your family feeling comfortable all year 'round.

Add to this, concreted side-access to the 2-bay (6m x 6m) powered Colorbond shed and you have all the hallmarks of a truly beautiful, modern home.

Property features include:

- Spacious open-plan living/dining/kitchen area with slow combustion wood fireplace.
- Separate carpeted media room.
- Modern kitchen with island bench, stone benchtops, breakfast bar, freestanding oven with gas cooktop, dishwasher, walk-in pantry plus plenty of extra cupboard space.
- Master bedroom features ceiling fan, walk-through robe & ensuite bathroom.
- Three additional bedrooms with built-in robes & ceiling fans.
- Three-way main bathroom with bath, shower, vanity & separate toilet.
- Generous laundry with built-in cupboards & bench space plus exterior access.
- Bamboo flooring throughout the main living areas & hallways.
- Double-door built-in linen cupboard in the front hallway plus additional double-door linen cupboard in the back hallway.
- Ducted heating and cooling throughout.
- Undercover entertaining area.
- Double lock-up garage with automatic roller door, drive-thru access & internal access.
- Tinted front windows for added privacy.
- Concreted side access to the double-bay Colorbond shed with power, lighting and wifi availability for smart TV.
- Zoned automated irrigation in the front & back yard.
- Council Rates: \$3,370 per year.
- Rental Potential: \$640 - \$660 per week (approx).

Nearby places of interest:

- Westpoint Shopping Centre: 2 min drive (900m) approx.
- Bathurst Hospital: 6 min drive (4.1 km) approx.
- Bathurst CBD: 8 min drive (5.2 km) approx.

Contact David today to secure your inspection.