

**28 Phillip Street, Llanarth, NSW 2795**

**Raine&Horne.**

**House For Sale**

Wednesday, 19 June 2024

**28 Phillip Street, Llanarth, NSW 2795**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 822 m2**

**Type: House**



Heidi Muldoon

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## Buyers Guide \$790,000 - \$825,000

Lovingly cared for by the same owners throughout its entirety, this inviting property exudes a warm and welcoming ambience and is sure to have you feeling right at home. It offers a free-flowing and family-friendly layout, a low-maintenance appeal, side access to the separate shed and much more. Nestled peacefully on a generous 822.5sqm block just a short stroll from the popular Freeman Park, this delightful property is sure to surpass your expectations. Call today to arrange an inspection. Features include but are not limited to:

- Open-concept kitchen, meals and family area plus a separate living room
- Attractive kitchen with stainless steel appliances, island bench and walk-in pantry
- Four generous bedrooms (three with built-in robes, master with a walk-in robe)
- Modern bathroom with a separate WC, ensuite to the master plus a WC off the laundry
- Ducted and zoned heating and A/C plus a slow-combustion wood fireplace
- Undercover alfresco entertaining area at the rear plus a verandah out the front
- Oversized double automatic garage with storage space and internal access
- Separate 5m x 7m shed with power, lighting and an adjoining 4m x 7m carport
- Side access to the low-maintenance, landscaped and fully-enclosed rear yard
- Short walk to Freeman Park with children's playground and BBQ facilities