

30 Church Street, Perthville, NSW, 2795

House For Sale

Monday, 28 October 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



David Chapman

HALF AN ACRE OF TRANQUILITY

Situated on a private, yet commanding position in the ever-popular village of Perthville is this gorgeous two-storey family residence surrounded by beautiful established trees, shrubs and gardens.

Offering four bedrooms, three bathrooms, two separate living areas plus a detached sunroom, this wonderful residence boasts more than half an acre of park-like lawns and gardens and will appeal to young families and retirees alike.

Key property features include...

- Carpeted living room upon entry with ceiling fans and drenched in an abundance of natural light.
- Step up to the dining area with sliding glass doors to the paved entertaining area.
- Kitchen includes dishwasher, oven, electric cooktop, built-in microwave, breakfast bar for casual meals and plenty of cupboard space.
- Separate generous carpeted lounge room with ceiling fan also offers room for a home study space.
- Tiled mudroom adjacent to the laundry with backyard access.
- Laundry downstairs conveniently includes a shower, toilet and garage access.
- Generous master bedroom with walk-in robe and ensuite bathroom.
- Three additional bedrooms with built-in robes.
- Main bathroom upstairs includes a shower, bath and vanity. Separate toilet.
- Upstairs landing features a walk-in linen cupboard.
- Double lock-up garage with automatic doors, storage room and interior access.
- Undercover patio area at the back.
- Daikin ducted reverse cycle A/C throughout.
- Detached sunroom. Could also be utilised as a fantastic greenhouse (4.2m x 3.4m).
- Reliable bore and pump.
- Two garden sheds; one includes power and lighting, ideal as a workshop.
- Two rainwater tanks (60,000L in total) + pump.
- Rooftop solar system (3kW).
- Council Rates: \$3,445 per year.

Nearby places of interest...

- Perthville Public School - 50m (across the road).
- Bridge Hotel - 900m (approx 10 min walk).
- Post Office, Petrol Station & Convenience Store - 1.1km (approx 3 min drive).
- Bathurst Town Centre - 11km (approx 14 min drive).

Call David to schedule your private inspection.