

**31 Bold Street, Laurieton, NSW 2443**



**House For Sale**

Saturday, 29 June 2024

31 Bold Street, Laurieton, NSW 2443

**Bedrooms: 4**

**Bathrooms: 2**

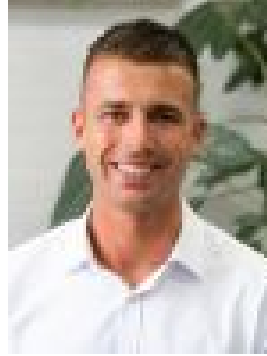
**Parkings: 3**

**Area: 673 m2**

**Type: House**



Stewart O'Brien  
0409707441



Luke Martin  
0408598029

## **Auction 27th July On Site at 10:30am**

If you are looking for that perfect in-town location, within easy reach of all that Laurieton has to offer, but need an abundance of space then this is your new home! Set over two spacious levels and enjoying an easterly aspect that takes in perfect views of the Camden Haven River, this home captures the cool summer breezes as well as the warm winter sun, making it a comfortable retreat all year round.- View-filled sunroom, deck, and living areas all bask in the beauty of the natural surroundings with panoramic river views from multiple vantage points within the home. The sunroom and deck are perfect for relaxing or entertaining guests.- The heart of the home features a large, well-appointed kitchen with ample storage, making it a delight for cooking enthusiasts and entertainers alike.- Wake up to serene river vistas from the comfort of your own private main bedroom, offering a peaceful and picturesque start to your day.- With three additional bedrooms downstairs and a versatile rumpus room, there is plenty of space for family, guests, or a home office setup.- Entertain on the upper deck or utilise the screened deck and patio downstairs- Zone controlled ducted air conditioning on the upper level, plus 3kW of solar electricity and a water tank enhance the livability of the home.- With garaging for 2 vehicles, plus convenient side access to a carport, there is plenty of room to securely store your boat or caravan.- Situated just 170m from the edge of Laurieton CBD, you'll enjoy the convenience of being close to shops, cafes, and local amenities, while still relishing the tranquility of your river view retreat. Experience the perfect blend of town convenience and serene river views in Laurieton. Don't miss the opportunity to make this spacious and beautifully situated home yours. Property Details Council Rates - \$3,000 pa approx. Land Size - 673m<sup>2</sup> Rental Potential - \$700 - \$725 per week DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.