

# 56 Darwin Drive, Llanarth, NSW 2795



## House For Sale

Tuesday, 25 June 2024

56 Darwin Drive, Llanarth, NSW 2795

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



David Chapman  
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## New to Market

Never has the phrase "they don't make them like this anymore" been more appropriate and accurate than when describing this beautifully constructed family residence. Generous proportions are obvious with the clever design of this two-storey home, enjoying a gorgeous north-easterly aspect in an established and sought-after neighbourhood. The views are spectacular, especially from the substantial upstairs family room and Master bedroom suite. An inspection is sure to amaze! Property features include: GROUND FLOOR- Grand foyer upon entry.- Two newly-carpeted spacious living/rumpus areas which can be closed off from one another. - Expansive open-plan tiled dining/living/kitchen area with access to the private undercover entertaining area/carport.- Spacious entertainer's kitchen features wall-mounted oven with separate grill, electric cooktop, dishwasher, step-in pantry, generous breakfast bar for casual meals and ample cupboard/bench space. - Double-door linen cupboard in the downstairs hallway. - Large bedroom downstairs could easily double as a handy home office featuring new carpet, built-in robe and exterior access. - Downstairs bathroom features vanity, shower and toilet. - Large laundry with built-in bench/cupboards and exterior access. - Double lock-up garage with automatic roller door and interior access. FIRST FLOOR- Massive family/rumpus area with perfect, elevated views to the north-east with generous built-in storage cupboards and balcony access.- Enormous master bedroom (7m x 6m) features equally large walk-in robe, spacious ensuite (complete with dual vanities, spa, walk-thru shower, toilet), plus convenient balcony access. - Three impressive additional bedrooms are all larger than most main bedrooms and each include built-in robes. - Three-way bathroom with dual vanity, shower, bath and separate toilet. ADDITIONAL FEATURES- Ducted reverse cycle A/C throughout controlled by 2 units; 20kW downstairs and 20kW upstairs.- Substantial 3-phase 20kW solar system (2 invertors).- Concreted undercover patio area at the rear. - 5,000 ltr rainwater tank. - Council Rates: \$3,157 per year.- Rent Potential: \$660-\$680 per week (approx). Nearby places of interest:\* Westpoint Shopping Centre - 2km (4 min drive)\* Scots All Saints' College - 2.4km (5 min drive)\* Bathurst Hospital - 3.9km (7 min drive)\* Bathurst Town Centre - 5.4km (9 min drive). Call David to schedule your inspection.