

# Address available on request, Gormans Hill, NSW 2795

**CLEARY FAIRBROTHER**  
PROPERTY | POWERED BY SMILE ELITE

## House For Sale

Monday, 1 July 2024

Address available on request, Gormans Hill, NSW 2795

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 645 m2**

**Type: House**



Sandy Fairbrother  
0439891872



Jay Cleary  
0439891872

## Buyer's Guide \$480,000 - \$520,000

Proudly presenting to the market, this neat and tidy clad home located in an established area of Gormans Hill that would make for the perfect opportunity for first-home buyers, down-sizers or investors alike. Close to schools, childcare, Bathurst Private Hospital, sporting facilities and town, yet set peacefully amongst rural surrounds, with stunning uninterrupted views over Mount Panorama. With three good-sized bedrooms, spacious living and a secure fully fenced backyard, this home has a lot to offer and is well worth your inspection. Property features:- Spacious covered front porch- Three spacious bedrooms, the main with a built-in robe- Generous lounge room with gas heater- Large eat-in kitchen with gas cooktop, good storage and attractive timber cabinetry- Practical bathroom with shower, vanity, and a separate toilet- Reverse cycle split system and gas heating for year-round comfort- Gas hot water system- Conveniently located laundry- Sunny courtyard, great for entertaining- A single carport and long driveway, great for additional parking - Drive-through access to a large separate double garage and surrounding space to keep a trailer or any additional equipment- Good sized, fully enclosed backyard with a garden shed, rotary clothes-line, easy-care lawn and pleasant outlook, with established gardens and trees- All set on a 645sqm block Within close proximity to so many amenities and easy access to town, this affordable property presents a terrific opportunity to start your property portfolio. Contact Cleary Fairbrother Property today for more information. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.