

# Lot 1, 21 Samuel Way, The Lagoon, NSW 2795

## Sold Acreage

Friday, 15 September 2023



Lot 1, 21 Samuel Way, The Lagoon, NSW 2795

Bedrooms: 5

Bathrooms: 2

Parkings: 10

Area: 1 m2

Type: Acreage



David Chapman

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**\$1,340,000**

A rare opportunity exists to acquire an idyllic lifestyle property in a sublime elevated position on the outskirts of Bathurst with a clever Northerly aspect and uninterrupted panoramic views across picturesque 'The Lagoon'. All of this on a manageable 2.8 acres (approx) of parklike lawns and gardens. The massive 8-bay high-clearance shed is also bound to be popular with buyers needing storage for surplus vehicles, van, boat, trailer, work materials, etc. Property features include: \* Quality-built home (c. 2004) comprising approx 460 sqm under roof. \* Luxury and convenience of both formal and casual living and dining spaces; carpeted formal area plus open-plan tiled living and dining with Northerly aspect. \* Third living space/rumpus with access to the rear entertaining area. \* Entertainer's kitchen features expansive bench space, breakfast bar, island bench, two sinks, near-new induction cooktop, double electric oven, dishwasher, Zip instant hot/cold water tap and walk-in pantry. \* Master bedroom enjoys fabulous views through the bay window and features external access to the front porch, built-in robe plus large walk-in robe. Bright and spacious ensuite includes a corner-bath, shower, toilet and vanity. \* Office or 5th bedroom/nursery adjacent to the Master. \* Generous Parent's Retreat can also be utilised as another media room or overflow bedroom. \* Bedrooms two, three and four are all spacious and feature built-in robes. The hallway leading to these bedrooms features a study alcove and skylight. \* Quality three-way main bathroom features bath, shower, vanity and separate toilet. \* Walk-in linen room. \* Large laundry with ample storage, generous bench space and external access. \* Handy third toilet with hand-basin off the laundry. \* Oversized auto double lock-up garage (8m x 8m) with internal access. \* Ducted electric heating and cooling together with 3 x reverse cycle split system A/C's throughout. \* Security alarm to the house. \* 10kW rooftop solar. \* 3 x 125,000L water tanks (one underground) plus bore access. \* 8 bay shed (18m x 12m) with plumbing and 3-phase power. \* Immaculate lawn (with automatic sprinkler system) plus established gardens, orchard and vegie gardens. \* Park-style electric BBQ near freestanding pergola. \* Electric entry gate. Call David to schedule your inspection.