



12 Westbourne Drive, ABERCROMBIE, NSW 2795

Comfort and Lifestyle in Abercrombie

Set in the ever-popular Abercrombie estate, 12 Westbourne Drive offers a welcoming home with modern comforts on a generous 915m² block. Perfectly suited to first home buyers, downsizers, or investors, this property combines convenience with relaxed family living.

Inside, the home offers three bedrooms, each appointed with built-in robes, and a spacious solid hardwood timber kitchen featuring a pantry, dishwasher, and breakfast bar. A sun-filled lounge room enjoys a perfect northerly aspect and is kept comfortable year-round with split-system heating and cooling, while the adjoining living and dining area is enhanced by a feature fireplace, creating warmth and character throughout the cooler months. From here, the dining space flows effortlessly to a covered alfresco, ideal for relaxed entertaining with family and friends - This inviting space is ideal for relaxed afternoons or cosy evenings by the fire pit, offering year-round enjoyment.

Quality carpet enhances the interiors, while a large bathroom with separate bath and shower, plus a second W/C off the laundry, adds everyday practicality. Outdoors, the generous backyard provides ample space with garden sheds and a large, usable grassed area, while the double garage with internal access completes the package.

TYPE: For Sale

INTERNET ID: L21431291

SALE DETAILS

Guide: \$745,000 - \$770,000

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Peta Cutler
0401860497

Key features include:

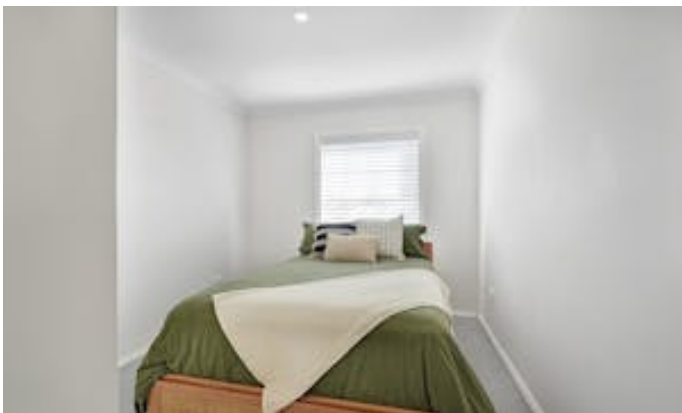
- Three bedrooms, all with built-in robes
- Spacious Solid hardwood timber kitchen
- Living Room with northerly aspect, split-system heating/cooling and fireplace
- Quality carpet throughout
- The dining room flows seamlessly to an undercover alfresco, creating the perfect setting for entertaining family and friends
- Large bathroom with separate bath and shower
- Second W/C off laundry
- 915m² block with established yard
- Double garage with internal access

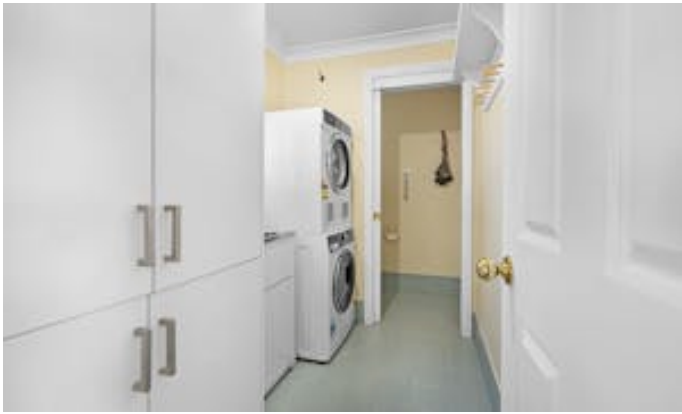
Don't miss your chance to make 12 Westbourne Drive your new home. Contact Peta Cutler on 0401 860 497 or any of the team at Elders Emms Mooney, Bathurst to arrange your private inspection today!

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence. Lawn appearance has been digitally enhanced in photos to reflect its potential during warmer seasons.

- Land Area 915.20 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards







12 Westborne Drive, Abercrombie

Elders
Emms Mooney



Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.