



24 Meagher Street, LLANARTH, NSW 2795

Exquisite Design with Expansive Rural Views

Set within the ever-popular Llanarth Estate, this stunning presentation of elegance and practicality combines modern comfort, quality finishes and versatile living spaces. Positioned on a level block with drive through garage access to the yard and hundreds of farmland acres over your back fence, this property is ideal for downsize couple seeking both lifestyle and practicality or families looking to upsize to your dream family home.

Llanarth is renowned for its family-friendly atmosphere, quality homes, and convenient access to schools, shops, medical facilities, while the Bathurst CBD is only minutes away by car or bus service. This highly rarely offered, highly sought pocket now presents this incredible opportunity.

Features include but are not limited to:

- Light-filled open-plan kitchen, dining and living sit below soaring vaulted ceilings
- Contemporary kitchen with stone benchtops and quality appliances with an adjoining butlers pantry connecting beyond to the internal garage access
- Separate formal lounge or theatre room provides additional living space

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L33046909

SALE DETAILS

Price Guide:
\$1,050,000 -
\$1,150,000

CONTACT DETAILS

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

Andrew Crauford
0417416205

- Generous bedrooms with ample built-in wardrobes
- Master suite complete with generous double walk-in robe and spacious ensuite
- Modern family bathroom has toilet & wet areas separated from the large vanity, perfect for varied ages or entertaining
- Ducted heating and cooling for year-round comfort, separated to 5 zones
- Covered alfresco area makes the most of the lush grassed yard and gives a seamless outlook over the many hundreds of rural acres behind the property, perfect for entertaining
- Double lock-up garage with drive through access to the backyard
- Level, fully fenced backyard

Style, space, and a prime Llanarth address, 24 Meagher Street is ready to welcome you home.

Contact Andrew Crauford 0417 416 205 or the Emms Mooney team 6331 0744 to arrange your inspection.

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.

- Land Area 710.00 square metres
- Building Area: 312.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards











Emms Mooney



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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