



## 3 Blaxland Drive, LLANARTH, NSW 2795

### Spacious Family Home in Llanarth

Set on a generous 1,047m<sup>2</sup> block in a quiet, family-friendly street, 3 Blaxland Drive, Llanarth delivers space, comfort, and modern conveniences in sought-after Llanarth. Featuring a spacious open-plan layout complemented by a separate media room and a fantastic outdoor entertaining area, this home is perfect for families seeking functionality.

Key features include:

- Four spacious bedrooms, including master with ensuite and walk-in robe
- Built-in wardrobes in all additional bedrooms
- Open-plan kitchen, living, and dining area
- Separate media/lounge room, ideal for movie nights or a quiet retreat
- Ducted heating and cooling throughout
- 10kW solar system to reduce energy costs
- Instantaneous (endless) hot water system

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:** L35465623

#### SALE DETAILS

**Guide:** \$850,000 -  
\$900,000

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Peta Cutler**  
0401860497

- Ethernet cabling to all rooms
- Fibre to the premise for ultra-fast internet
- Large outdoor entertaining deck overlooking the rear yard
- Fully landscaped front and rear yards with automated irrigation systems
- Established garden beds
- Rear yard access, perfect for trailers or additional vehicles
- Positioned in a quiet, established street on a large 1,047m<sup>2</sup> block

Boasting versatile living spaces, smart home technology, and energy-efficient features, this beautifully appointed residence is perfectly designed for modern family living in the desirable suburb of Llanarth.

Don't miss your chance to make 3 Blaxland 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 1,047.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards



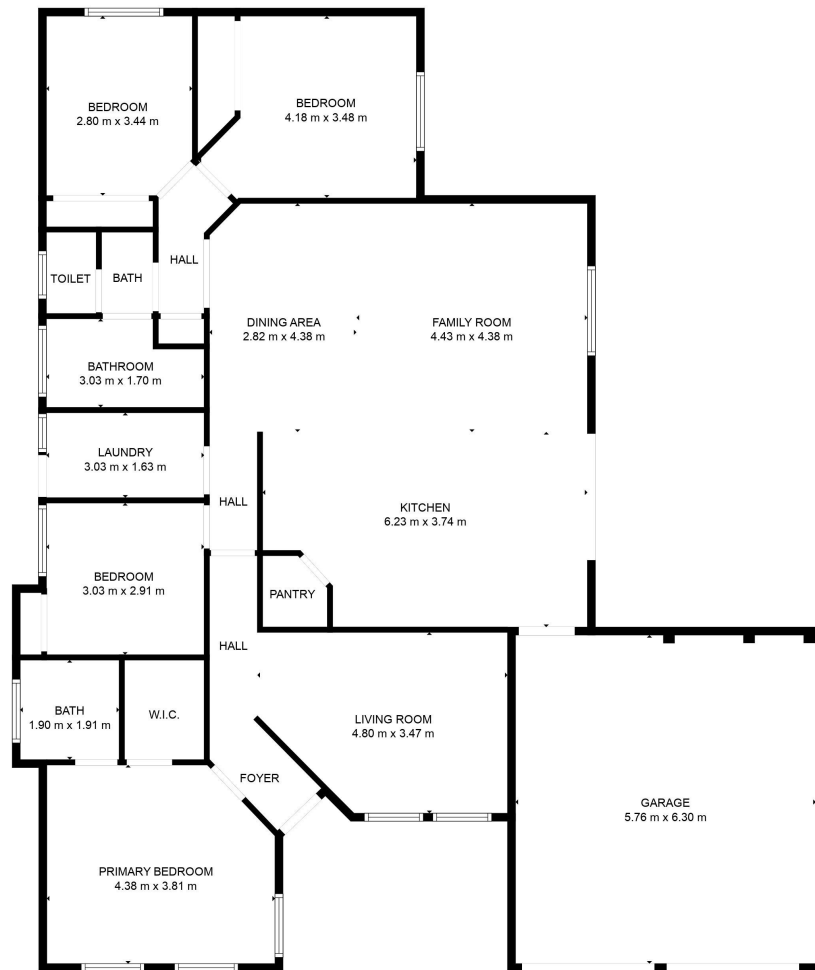












*Elders*  
Emms Mooney

**TOTAL: 155 m<sup>2</sup>**  
FLOOR 1: 155 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 36 m<sup>2</sup>  
WALLS: 12 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.