



## 41 Osbourne Avenue, WEST BATHURST, NSW 2795

### Family Living, Elevated by Style & Space

Behind its classic facade and timeless street appeal, 41 Osbourne Avenue presents a five-bedroom plus office residence that blends stylish finishes with modern comforts-crafted for today's family lifestyle.

The master suite offers a luxurious ensuite and glass sliding doors that extend to the outdoors, creating a serene private retreat. At the front of the home, a sun-drenched living room dressed with plantation shutters and soft sheers provides an elegant welcome, while the spacious family room extending off the dining area, framed by French doors, flows seamlessly to the outdoors.

At the heart of the home, the open-plan kitchen and dining area is appointed with quality inclusions, including an electric oven, gas cooktop, and ample storage. Zoned ducted heating and cooling deliver year-round comfort, while a 3kW solar battery system ensures energy efficiency.

Outdoors, a covered alfresco overlooks established cottage gardens and landscaped retaining walls, with distant views across Bathurst providing a tranquil backdrop. A double car garage completes the package, delivering both convenience and practicality.

**TYPE:** For Sale

**INTERNET ID:** L36750795

#### SALE DETAILS

**Price guide:** \$940,000  
to \$980,000

#### CONTACT DETAILS

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

**Peta Cutler**  
0401860497

Positioned in an established pocket of Bathurst, the home is just minutes from the CBD, Bathurst Hospital, and a selection of quality local schools-offering both convenience and lifestyle for families of all ages.

With its timeless presence, versatile interiors, and sought-after family friendly location, this residence offers the ideal balance of charm and functionality, ready to be enjoyed for years to come.

Don't miss your chance to make 41 Osbourne 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.

- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Floorboards











