



## 94 Evernden Road, LLANARTH, NSW 2795

### Spacious Family Home with Multiple Living & Excellent Shedding

Set on a generous 902sqm block in tightly held Llanarth, this quality four-bedroom home delivers space, versatility and standout shedding, all within walking distance to Freeman Park and Westpoint Shopping Centre.

Designed for easy family living, the home combines multiple living zones, a well-appointed kitchen at the heart, and seamless indoor-outdoor flow to a covered entertaining area. With drive-through access to a large shed and workshop, this is the complete package for families, tradies or those needing extra space.

Key Features include (but are not limited to):

- 902sqm block in sought-after Llanarth
- Four bedrooms, all with built-in robes
- Master bedroom with private ensuite
- Three-way main bathroom for added functionality

**TYPE:** For Sale

**INTERNET ID:** L37599303

#### SALE DETAILS

**Price Guide:** \$875,000 - \$900,000

#### CONTACT DETAILS

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

**Peta Cutler**  
0401860497

- Multiple living areas
- Open-plan kitchen, meals and family zone
- Modern kitchen with quality appliances & great storage
- New flooring and carpet
- Ducted heating and cooling throughout
- Covered outdoor entertaining area
- Double automatic garage with internal access
- Drive-through access to large shed with workshop & carport
- Fully enclosed, landscaped rear yard

A versatile home offering space, practicality and excellent infrastructure, all within a sought-after Llanarth location.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 901.60 square metres
- Building Area: 230.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Double carport
- Floorboards







