



14 Westbourne Drive, ABERCROMBIE, NSW 2795

Comfort, Space & Side Access in Popular Abercrombie Estate

Positioned in the ever-popular Abercrombie Estate, this neatly presented three-bedroom home offers comfort, functionality and a generous sense of space, ideal for families, first home buyers, downsizers or investors.

The master bedroom features a walk-through wardrobe and direct access to the bathroom, creating a practical semi-ensuite layout. Two additional bedrooms are well-proportioned and include built-in wardrobes.

A spacious living room flows through to the dining area and kitchen, providing a welcoming space for everyday living. Ducted gas heating ensures year-round comfort, while the separate laundry offers an added convenience with space for additional storage.

Set on a generous 902sqm block, the home boasts side access to the backyard, a single lock-up garage and a covered rear pergola - perfect for outdoor entertaining. The expansive yard offers plenty of room for families to enjoy.

Don't miss this fantastic opportunity to secure a well-maintained home in a highly

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: L38535948

SALE DETAILS

Price Guide: \$730,000 - \$760,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Peta Cutler

0401860497

regarded location - Contact Peta Cutler on 0401 860 497 or any of the team at Elders Emms Mooney, Bathurst to arrange your private inspection today!

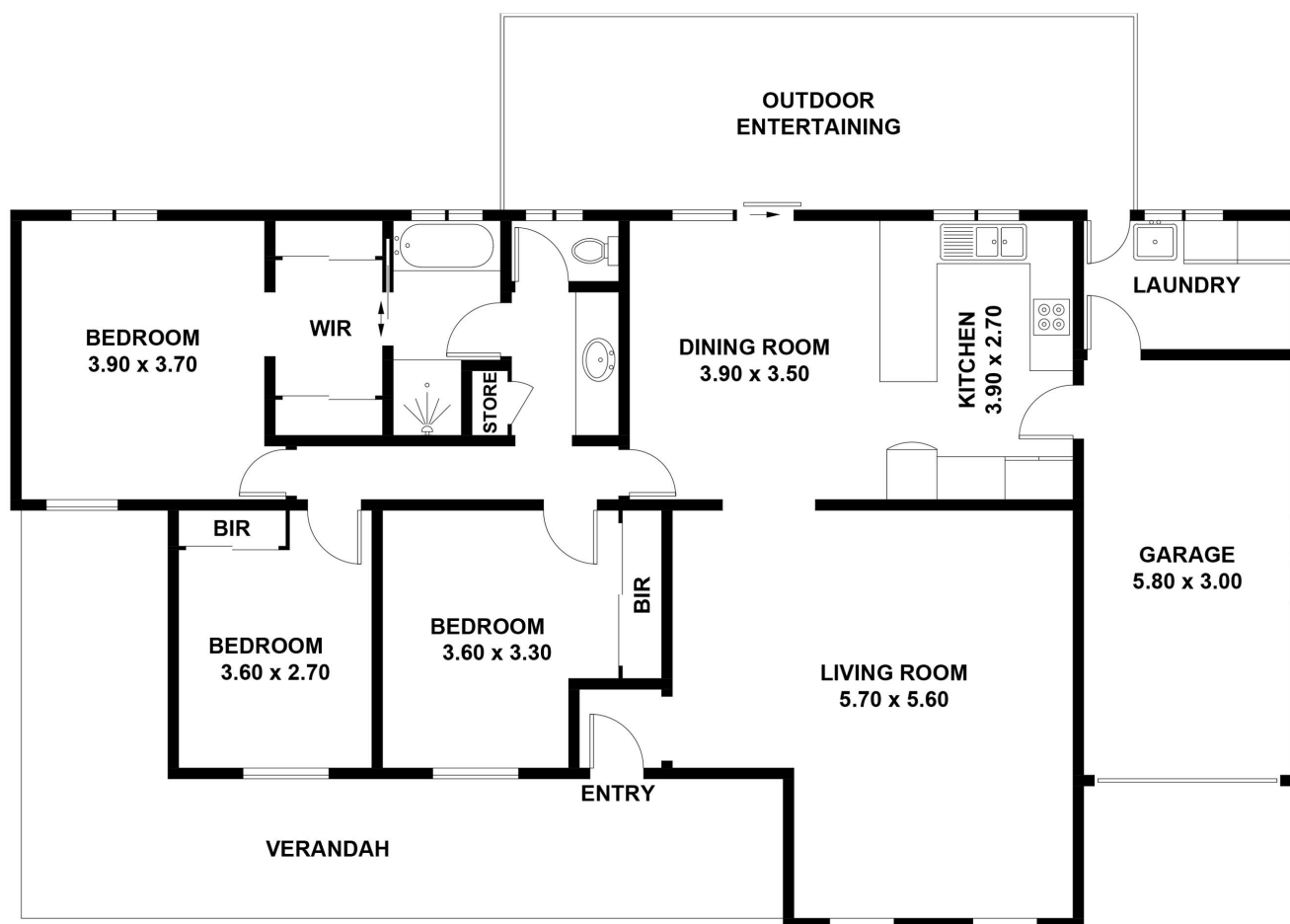
Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

- Land Area 901.70 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards









14 WESTBOURNE DRIVE, ABERCROMBIE
APPROXIMATE GROSS INTERNAL AREA = 136.0 SQ M (INCLUDING GARAGE)

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Emms Mooney