



## 14 Governors Parade, WINDRADYNE, NSW 2795

### Space, Style & Sweeping Views in the Heart of Windradyne

Perfectly positioned in one of Bathurst's most sought-after growth suburbs, this substantial family home delivers the complete package, generous living, modern finishes, space for a shed and beautiful rural views that should never be built out.

Set on a spacious block, the versatile floor plan caters effortlessly to growing families, with dual living areas offering room for everyone to spread out and make their own. The heart of the home is a beautifully appointed kitchen featuring stone benchtops, a walk-in pantry and high-quality appliances, designed for the family that loves to cook and entertain alike. The master bedroom is a private retreat with a walk-in wardrobe and ensuite, while the remaining bedrooms all include built-in wardrobes and are serviced by a large, modern family bathroom.

Outdoors, a generous undercover entertaining area and a well-maintained yard provide the perfect backdrop for weekend gatherings and year-round family living. A double garage with internal access rounds out the convenience.

What makes this home truly special:

- Dual living spaces ideal for families of all sizes

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:** L40527266

#### SALE DETAILS

**\$949,000**

#### CONTACT DETAILS

**Elders Emms Mooney**

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Bathurst, NSW

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**Kurt Waterford**

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- Gourmet kitchen with stone benches, walk-in pantry and quality appliances
- Master suite with WIR and ensuite
- All remaining bedrooms with built-ins
- Generous modern family bathroom
- Large undercover entertaining area
- Double garage with internal access
- Uninterrupted, picturesque rural views

A suburb that has it all. Windradyne is part of Bathurst's growth corridor, with a great mix of existing and brand new homes in a family-oriented community surrounded by council-maintained parks, many with stunning views. Westpoint Shopping Centre, just a 5-minute walk, carries all the essentials including a supermarket, medical centre, pharmacy, butcher, newsagent and more. The award-winning Japanese restaurant is equally close for those well-earned dinner nights out.

Only 3kms from the Bathurst CBD, commuting is a breeze, and top schools including All Saints' College, The Assumption School, Bathurst West Public School and Bathurst High School are all easily accessible.

With very tight stock on market, opportunities like this are rare. Whether you're a growing family or a savvy investor seeking strong rental yields and a market showing consistent annual capital growth, this property delivers.

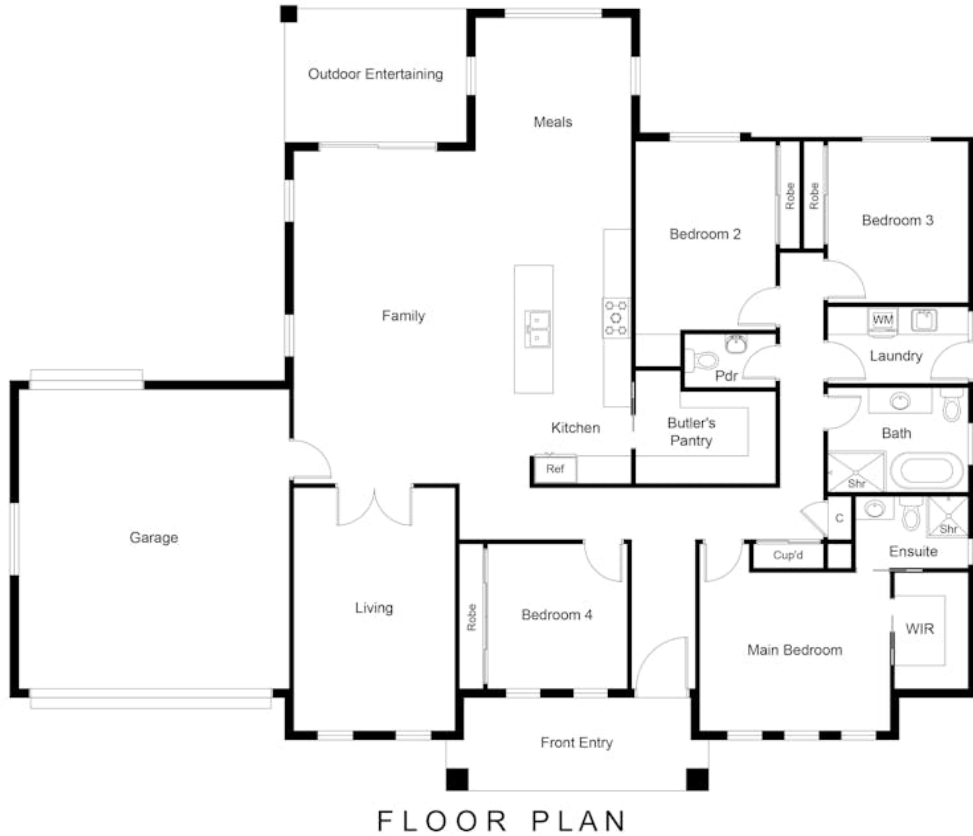
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 823.80 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards









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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