



## Abercrombie, 37 Abercrombie Drive

### One For The Family

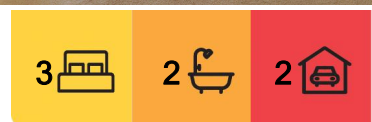
Welcome to this beautiful family home located in an elevated position in the revered Abercrombie. Offering a versatile floorplan, the 2 separate living spaces are ideal for family entertaining and could easily convert to an additional 4th bedroom. The well maintained rear yard boasts established gardens, updated retaining wall and ample room for a shed or pool. Plan your move and make this home your own! Contact Mark today to book your private inspection.

Features include but are not limited to:

- 3 generous sized bedrooms with built-ins
- Elegant main bedroom with bay window, ensuite and WIR
- Spacious formal lounge and dining
- Separate family room off the kitchen
- 2 bathrooms, main with oversized shower and bath
- Gas heating and split system air-conditioning



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$699,000

**View**  
[ljhooker.com.au/237HZ6](http://ljhooker.com.au/237HZ6)

**Contact**  
**Mark Dwyer**  
0498 003 774  
[mark.bathurst@ljhooker.com.au](mailto:mark.bathurst@ljhooker.com.au)

**LJ Hooker Bathurst**  
**02 6331 5041**



- Double garage with additional workshop
- Abundance of storage with walk-in linen cupboard
- Flat rear yard with plenty of room for shed or pool
- Great side access perfect for trailers, caravans or boats
- Gas hot water
- Garden shed

## More About this Property

<b>Property ID</b>	237HZ6
<b>Property Type</b>	House
<b>Land Area</b>	830 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Fully Fenced

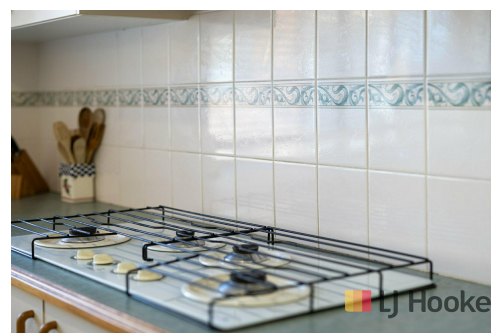
**Mark Dwyer 0498 003 774**

Director| Licensee In Charge | Sales Agent | [mark.bathurst@ljhooker.com.au](mailto:mark.bathurst@ljhooker.com.au)

**LJ Hooker Bathurst 02 6331 5041**

59 Keppel Street, BATHURST NSW 2795

[bathurst.ljhooker.com.au](mailto:bathurst.ljhooker.com.au) | [bathurst@ljhooker.com.au](mailto:bathurst@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Bathurst**  
**02 6331 5041**