



6 Lorimer Street, Llanarth

## Scenic Views, Easy Lifestyle

Positioned high in one of Llanarth's most sought-after streets, this spacious family home captures beautiful views and delivers a relaxed lifestyle with plenty of room to grow. Designed with everyday comfort and effortless entertaining in mind, the practical layout and generous proportions make family living easy.

Multiple living zones and a flexible floorplan cater perfectly to modern family needs. Upstairs features four oversized bedrooms, including a spacious master suite, while downstairs offers versatility as a fifth bedroom, second living area or home office.

The light-filled, open-plan kitchen and dining area flows seamlessly to the outdoor entertaining space, creating the perfect setting for barbecues, celebrations or relaxed weekends with friends and family.

Outdoors, a low-maintenance mineral pool offers the ultimate combination of relaxation and entertainment. Set on a fully fenced, 1,087sqm block, there's no shortage of space for kids, pets or future upgrade potential.

A double lock-up garage provides excellent storage, while the separate under-house storage room offers additional versatility, and is perfect for a home gym, workshop or office.

4  2  2 

### FOR SALE

Guide \$900,000 - \$950,000

### VIEW

Sat 13th Jun @ 10:40AM - 11:00AM

### AGENTS

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### AGENCY

LJ Hooker Bathurst  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

A rare find, in a peak location - contact Mark or Ella to book your inspection today!

Property Features Include:

- Four oversized bedrooms upstairs
- Light filled open living, kitchen and dining
- Fireplace in dining area
- Spacious kitchen with ample bench and storage space
- Brand new oven
- Three split systems throughout - including one in the main suite
- Well maintained main bathroom with access from the second bedroom
- Flexible multi-use space downstairs
- Front veranda and rear alfresco entertaining area
- Mineral inground swimming pool
- Double lock-up garage with internal access
- Extensive under-house storage plus a room ideal for office or gym
- 6kW solar panels
- Side access
- 1087sqm block size
- Fully fenced yard
- Short distance from local schools, shops and parks

**MORE DETAILS**

Property ID	2FYHZ6
Property Type	House
Land Area	1087 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Pool
	Courtyard
	Balcony
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Solar Panels

**Mark Dwyer 0498 003 774**

Director | Licensee In Charge | Sales Agent |  
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