



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

By Appointment

AGENTS

Mark Dwyer

0498 003 774

mark.bathurst@ljhooker.com.au

Abby De Losa

0402 203 795

abby.bathurst@ljhooker.com.au

AGENCY

LJ Hooker Bathurst

02 6331 5041

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

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 |
mark.bathurst@ljhooker.com.au

Abby De Losa 0402 203 795

Sales Associate | abby.bathurst@ljhooker.com.au

LJ Hooker Bathurst 02 6331 5041

89 William Street, BATHURST NSW 2795
bathurst.ljhooker.com.au | bathurst@ljhooker.com.au

