

## South Bowenfels, 11 Bursaria Place

Luxury Living at its Best

Arguably one of the Lithgow's finest executive family homes, this high spec custom build has been thoughtfully designed to maximise functionality and liveability.

Ideal for a large family, the expansive and versatile layout features 5 bedrooms including a grand master suite with walk-in robe and ensuite, a bespoke Caesarstone kitchen with high end appliances, island bench, and butlers pantry, an open plan living room with attractive Black Butt timber floors and recessed gas fireplace, formal lounge and dining rooms, and a large downstairs rumpus and powder room.

Perfectly designed to maximise outdoor living, the property features a solar heated in-ground swimming pool, alfresco with vaulted timber lined ceiling, a covered barbecue area with built-in barbecue, and a fully landscaped and retained yard.

Other features include:



**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.

**SOLD**

5

2

3

**For Sale**  
\$1,150,000

**View**  
[ljhooker.com.au/1HFDF9X](http://ljhooker.com.au/1HFDF9X)

**Contact**  
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**Blake Edgell**  
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**LJ Hooker Lithgow**  
(02) 6351 2548

- \* Ducted reverse cycle air conditioning
- \* CCTV security system
- \* 10m x 7m triple under house garage
- \* Expansive under house workshop and storage area
- \* 980 square metre block with elevated views across Fairview Park Estate towards Three Tree Hill

An immaculate, high calibre home that will suit a buyer who appreciates quality.

Inspections by advance appointment only.

## More About this Property

<b>Property ID</b>	1HFDF9X
<b>Property Type</b>	House
<b>House Size</b>	327 m2
<b>Land Area</b>	980.3 m2

### Jamie Giokaris 0418 201 028

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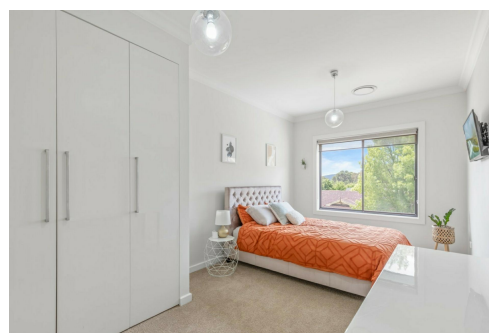
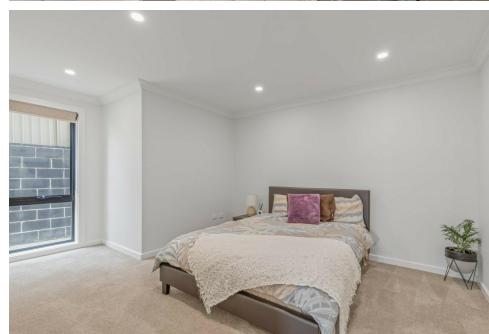
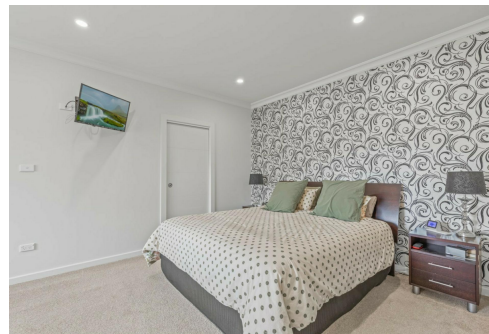
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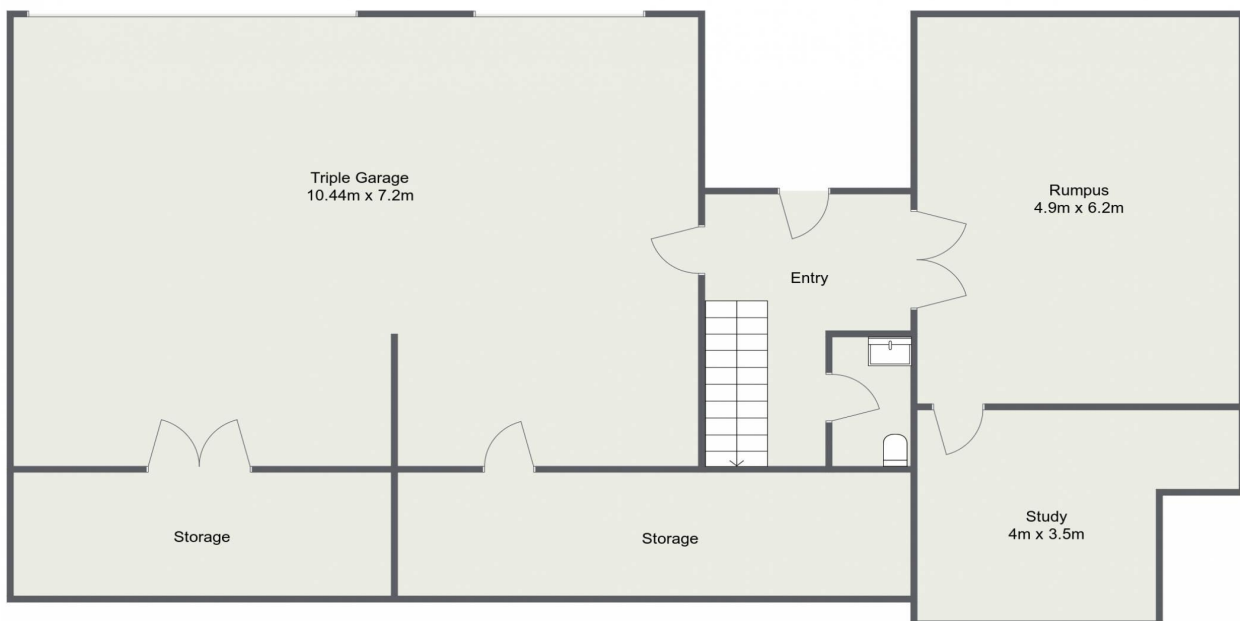
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Please Note: The above dimensions are approximate and are intended to be used as a guide only. Interested parties are urged to rely on their own enquiries.