

## A hidden gem with stunning sunset views

Price : SOLD

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This home is nestled away in the quiet town of Peak Hill and is set in an oasis of leafy plants and established private gardens, with flowers all year round and situated between the cities of Parkes and Dubbo, the roads are easy traveling.

As you enter the home, there is a kitchenette/foyer/guest area, a great size bathroom with large open shower recess, storage area, laundry and heat lamps. There are two bedrooms one being very generous, and the other overlooks the front gardens with privacy. There is also internal access to the double garage with remote control roller doors and access to the back garden area.

Up the stairs or with the electric remote control stair lift, you will be struck with the views of the rear garden from the landing, through generous windows, fitted with remote control security roller blinds.

There are two living areas, one overlooking the rear garden, the other the front upstairs verandah with views and access to the western horizon and its brilliant sunsets. This verandah has external canvas blinds, for sun protection and privacy. The dining room leads to the upstairs outdoor entertaining area which looks through the tress tops and onto the rear garden. A split system air conditioner, plus a reverse cycle air conditioner, ceiling fan and gas heating.

A kitchen featuring a dishwasher, range hood, wall oven, cook top, exhaust fan and plenty of cupboards for storage.

The master bedroom is upstairs and is equipped with split system air conditioning, walk-in robe, an ensuite including spa bath and heat lamps, and private views from the front verandah.

A concealed room at the back of the home downstairs, with external access making this space ideal for working from home as an office, craft room or alternatively it could be leased out as a bed sitter to create an extra income, this room has large views of the rear garden.

This property also offers the following:

- Work shed at the back of the block, with door access as well as two roller doors, lighting and power, pit, block and tackle, there I easy back lane access to the she which measures approximately 9mt x 13 mts just the place to start the mechanical business you have had in mind otherwise the ideal space for the car enthusiast, caravans, horse floats, motor bikes or any other use which comes to mind.
- 6.6 K/W (20 Solar Panels) with brand new inverter, which will eliminate a large portion of your electricity account
- Solar hot water recently serviced including new parts
- Sprinkler system throughout the gardens
- Security shutters on the upstairs family room windows
- Vertical blinds throughout the home
- Easy care lawns and gardens
- Two rain water tanks
- Woolworths deliver to Peak Hill regularly each week
- Plenty of air conditioning for your all year round comfort

Inspection by appointment only

This information has been obtained from our vendors and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

Representative  
Kerry Klintworth

Property ID 6369936

