






## ULTIMATE FAMILY ENTERTAINER

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### 9 Gell Place, Abercrombie

\$795,000

Situated in the popular area of Abercrombie, this delightful home offers family living to the highest of standards. Set on an elevated 1,160sqm battle-axe block enjoying picturesque views over the Macquarie River to the mountains beyond, this stunning property has been thoughtfully designed and is sure to surpass your expectations. Offering much more than meets the eye, we highly encourage inspecting this gem. Call today!

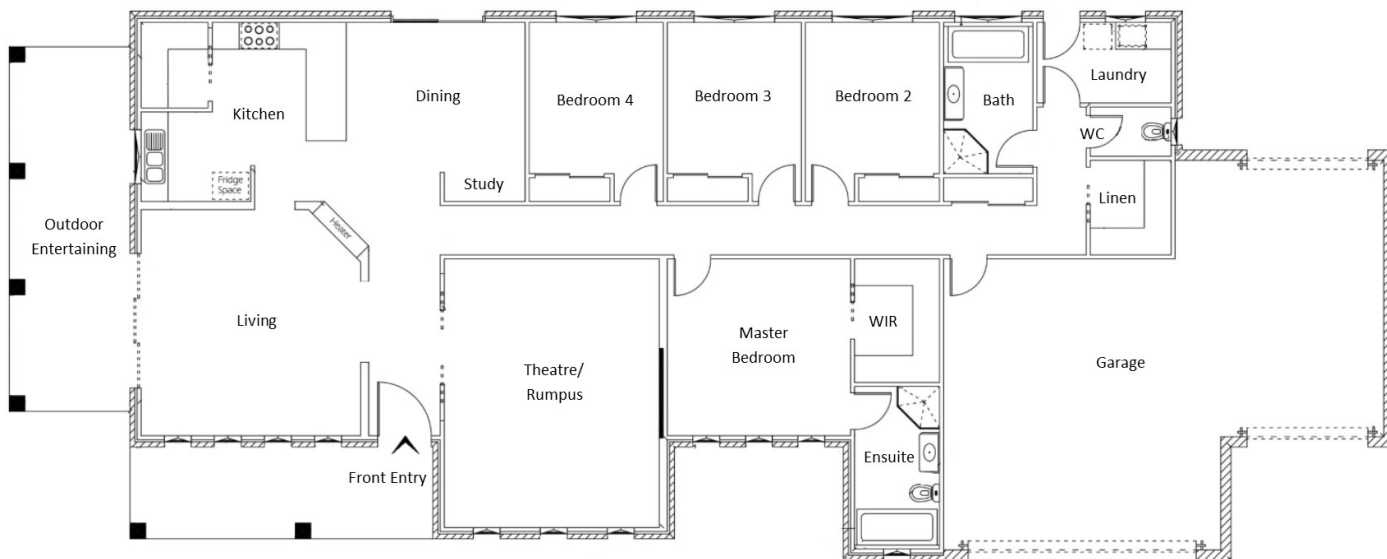
Features include but are not limited to;

- Sleek kitchen with stone benches, 900mm oven and walk-in-pantry with stone preparation bench
- Dining area adjacent to the kitchen with built-in study nook
- Spacious separate living and theatre/rumpus room with great outlook
- Walk-in-robe and ensuite to the generous master suite with its own bath tub
- Additional three bedrooms are generous in size and include built-in-robos
- Modern family bathroom with floor-to-ceiling tiles, freestanding bath and separate wc

<b>Property ID:</b>	L928752
<b>Property Type:</b>	House
<b>Garages:</b>	3
<b>Land Area:</b>	1160.0 sqm

**Grant Maskill-Dowton**  
 0459406206  
 grant.maskill-dowton@bathurst.rh.com.au

- Ducted heating and cooling plus two-way gas log fireplace between the living and dining
- Alfresco entertaining area with integrated sound system taking in the picturesque mountain views
- In-ground heated mineral swimming pool
- Full house security system cameras externally
- Firepit area with built-in seating beside the built-in jungle gym
- Oversized triple automatic garage with internal access
- Drive-thru access to the well-sized rear yard with automatic irrigation system



**Disclaimer:** Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however are to be used as a guide only, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.