



SOLD

BATHURST CBD FEDERATION COTTAGE

Oozing with ambience, "Robina" offers you heritage charm blended with modern amenities. This beautifully restored federation cottage is located on the edge of the Bathurst CBD. Offering but not limited to the following amazing features:

Awesome located on the fringe of the Bathurst CBD, 2 blocks to shops, hospital and children's adventure playground.

Double brick construction with original high ceilings and two ornate fireplaces
Lovely front yard and veranda surrounded by other heritage buildings

Three large bedrooms all able to fit a queen size bed. All bedrooms with built in robes, ceiling fans, two with original fireplaces. Floor plan available.

Modern two way bathroom. Bath and shower with premium fixtures and fittings. Separate main toilet.

Laundry with Caesar stone benches & second toilet. Washing machine and dryer included.

Great kitchen with Caesar stone benches, Bosch dishwasher, microwave, fridge, white gloss cupboards, gas top and oven.

Open plan lounge and dining flowing from kitchen to enclosed outdoor courtyard.

Ceiling ducted reverse cycle A/C

Instantaneous gas hot water

Shutters on all windows and modern feature light fittings

Side lane flows to rear enclosed courtyard and single lock up garage with remote roller door.

Rates: \$2190 pa

Block size: 234m²

Weekly rental appraisal: \$440 per week

Overnight currently charging \$240 per night (2 pp) + \$50 pp for extra persons

<https://www.bathurstselfcontained.com.au/robina/>

Fully furnished minus ornaments, paintings, contents of kitchen cupboards, bed linen/ blankets, bbq, vacuum cleaner. See list of extensive inclusions in contract.

How to buy at auction information pack available for buyers. "Friendly Auction" process aims to make the buying process more simple and transparent for buyers to participate in. Please call me if you need any advice on how to pre register, make a pre auction offer or participate in auction day.

Inspections both via video call or by private appointment available 7 days.

Selling Agent

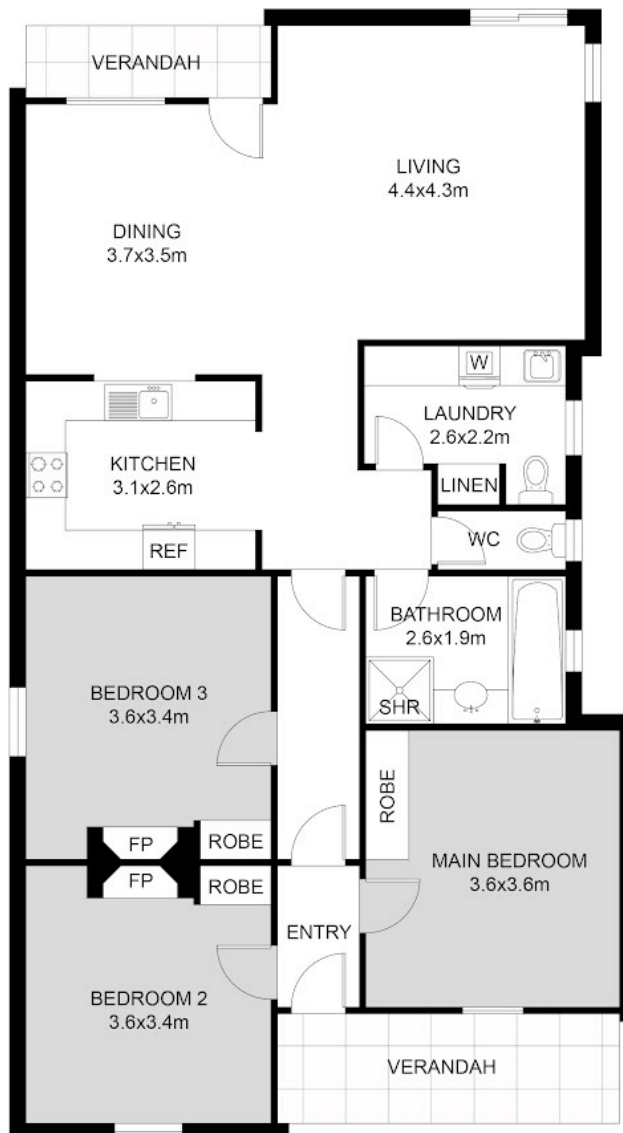
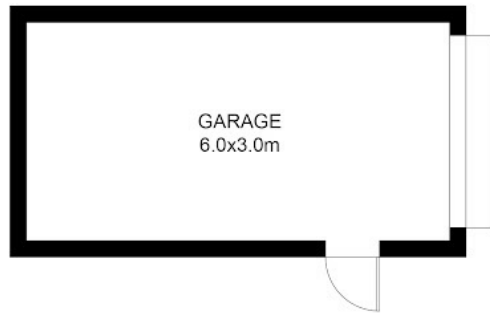
3 BED | 1 BATH | 1 CAR

PRICE:
\$620,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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