



**SOLD**

## COSY BATHURST CBD COTTAGE

### "PADDINGTON MEETS BATHURST"

Don't miss your opportunity to purchase this lovely, cosy CBD cottage right in the heart of Bathurst CBD. Located on the corner of Cross St and Devonshire Lane, is 1 Devonshire. For locals, Cross St is just opposite Churches Nursery in Seymour St. You can walk to Keppel St, cafe's and shops, town, Centennial Park or schools.

The property offers the following:

- Stunning polished natural floorboards, cedar blinds and skylights
- Sealed exposed brick walls giving the living area an industrial contemporary vibe
- Two Bedrooms, one with built in robe.
- Lounge with wall mounted reverse cycle heating and cooling and skylight for more natural lighting
- Living area off lounge easily converted to extra bedroom or enlarge living area.
- Renovated kitchen with island bench on wheels, ducted oven and skylight
- Renovated bathroom with shower
- Undercover deck at rear flowing to outside laundry
- Fully enclosed back yard delivering off street parking, room for house extension or garage.
- Instantaneous hot water system
- Rates \$2,190 pa
- Rental Appraisal \$360 pw
- Block Size 234 m2
- Title - Torrens Title

Please note Covid safety plan in place at all inspections and open homes. Photo ID must be available on request.

Inspections both onsite and via video call available anytime by appointment.

Sales Agent Mark Sullivan 0429 954 990

2 BED | 1 BATH | 1 CAR

PRICE:  
\$393,000

OPEN FOR INSPECTION:  
N/A



**Mark Sullivan**  
**0429954990**  
sully@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

@realty 1 Devonshire Lane, Bathurst  
Floorplan



**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.

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.