



SOLD

**ADMIRER VICTORIAN MASTERPIECE - PERFECT
CBD LOCATION **INSPECTIONS BY PRIVATE
APPOINTMENT ONLY, PLEASE CONTACT
LEANNE HURLEY ON 0417 655 002. ****

Showcasing generous interiors paired with pristine period touches, this wonderful freestanding Victorian home offers a peaceful and relaxed near-everything lifestyle. Welcomed by a very attractive facade, the home enjoys soaring ceilings, high skirting plus the conveniences of modern living. Such great surroundings enhance the fabulous feel conveyed throughout the floor plan, which incorporates lovely central living, large sunny dining room, bright, newly renovated kitchen, three bedrooms and a beautiful updated kitchen. At the rear, a private elevated timber deck and timber alfresco courtyard offers the perfect picturesque backdrop for entertaining or spending quiet alone time in northern sunshine. The home is superbly poised to enjoy the benefits of this sought-after location with the cool hubs of Bathurst an easy stroll away.

Other features include but not limited to:

- * Fully renovated stunning kitchen complete with stone bench tops, dishwasher, gas cooking and electric oven and pantry.
- * Private covered front porch, tiled and boasting fantastic pull down sun shades providing a lovely haven
- * Lovely wrought iron fence adding to the excellent street appeal
- * At the heart of the home is a great living room which enjoys an ambient gas log fire, split system heating/cooling plus a large skylight
- * Fully renovated kitchen is complete with stone bench tops, dishwasher, gas cooking and electric oven and pantry
- * Three bedrooms, all generous in size, two bedrooms are serviced by a split system heating/cooling and the third is fitted with a built-in robe
- * Tastefully renovated bathroom with spa bath, vanity and toilet
- * Gorgeous sunroom that flows out to the private elevated deck with views
- * Secure tandem carport with remote roller door and gates opening to the rear yard
- * Multiple under house storage spaces and rooms
- * Separate large laundry room
- * 2 x Split systems heating/cooling

3 BED | 1 BATH | 2 CAR

PRICE:
\$730,000

OPEN FOR INSPECTION:
N/A



Leanne Hurley
0417655002
leanne@atrealty.com.au
www.atrealty.com.au



FLOOR PLAN

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.

191 Lambert Street, Bathurst

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.