

# FOR SALE

**SOLD BY AUCTION JAMES THOMPSON 0429 157157 - LEANNE HURLEY 0417 655002**

Poised amidst an impressive private allotment approximately 1022 sqm of established gardens. 'Valhalla' is a beautifully maintained Federation Icon, c1898, exuding the grandeur of its heritage by showcasing exquisite architecture, flawless craftsmanship and ornately detailed finishes. One of Bathurst's most recognised landmark properties, showcasing a rooftop Turret ( Widows Walk) with commanding views over Bathurst and beyond. This home instantly impresses with its abundance of original period elements retained throughout the home. From the intricate timber work to the ornate archways, high ceilings and deep skirting boards, this residence will delight lovers of Federation architecture. From the solid brick façade and wraparound verandah, the home opens to an impressive entrance that leads to an elegant formal living room featuring a decorative fireplace, stunning lead light windows and also to the ornate staircase leading straight to the Turret. The rear of the home opens to a lovely light-filled space enhanced by original French doors and a prized northern orientation. This impressive and spacious residence also offers an exciting opportunity for astute investors to create their own dream future lifestyle.

Features include but not limited to:

- \* Flowing single level layout provides large casual and separate formal living spaces
- \* Easy level walk to Keppel Street shopping precinct and beyond to the Bathurst CBD.
- \* Additional office space
- \* Excellent kitchen with brand new dishwasher overlooking the excellent informal living space with French doors flowing out to the sensational large north facing rear yard

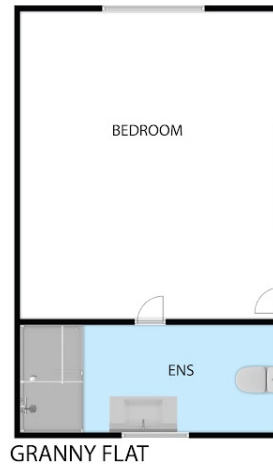
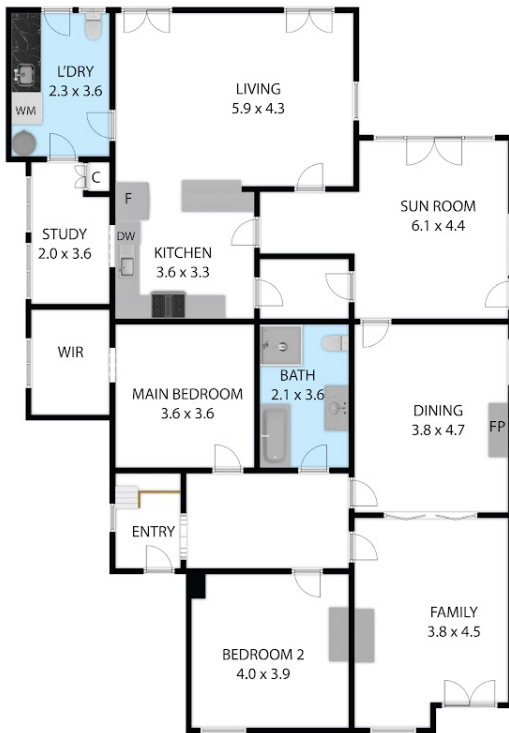
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
Auction

**OPEN FOR INSPECTION:**  
N/A



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229 Bentinck Street, Bathurst 2795

TOTAL APPROX. FLOOR AREA 177 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.