



SOLD

"OLD PARISH HALL" - C.1840 - ONCE IN A LIFETIME OPPORTUNITY

With picket fence perfection, this instantly appealing 1840's former Church of England School, has been restored to its former beauty and captures the lifestyle that 8482 sqm offers, (over 2 acres) It's a prime location, so close to town, schools and shops. With generous interiors, soaring Cathedral ceilings, hardwood and cypress pine floorboards, stunning original windows and fireplaces throughout, this magnificent one of a kind residence is a once in a lifetime opportunity to purchase, for the astute investor!

Features include but not limited to* Generous main bathroom plus a second a new neat second ba* Three bedrooms, main with ornate fireplace

- * Gas heating, open fireplaces, slow combustion heater and ceiling fans
- * A unique blend of historic excellence and modern convenience.
- * Tastefully restored over the past 7 years.
- * A rare opportunity to purchase, small acreage (2.1 acres) on the fringe of Bathurst.
- * CONSTRUCTION - Handmade convict bricks 3 courses thick and 5 courses thick internally. Along with a brand new 'Galvanised Steel' roof
- * ZONING RU4 - Primary Production Small Lots
- * Town water, sewer and natural gas
- * Two separate original sheds. Two rainwater tanks, combined capacity of 20,000 litres
- * Motorbike track at the rear of the property
- * Tranquil forest and wetland - ideal quiet oasis to catch up on your reading or the children to explore

3 BED | 2 BATH | 2 CAR

PRICE:
\$755

OPEN FOR INSPECTION:
N/A



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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.

72 Gilmour St, 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.