



**SOLD**

**SOLD PRIOR TO MARKETING - CONTACT  
LEANNE HURLEY 0417 655 002 PRETTY AS A  
PICTURE - PRIME CBD LOCATION**

Sitting pretty behind the charming original fence is this rare freestanding beauty, tucked away, in my opinion one of the most desired and tightly held pockets of CBD Bathurst. Surrounded by other high quality historical homes in this beautiful treelined street and only a moments stroll to your favourite restaurants and cafes, this property is hard to beat!

With a commanding street presence, the home is further advantaged by a driveway to the huge backyard which boasts a brand new double Colorbond shed, sensational gardens, vege patches, potential for further development STCA and a favoured north-west aspect for all day sunshine.

Other features include but not limited to:

- \* Two double bedrooms with built-in robes
- \* Third bedroom or formal lounge room with ornate fireplace
- \* Family room adjacent to the lovely kitchen
- \* Stunning brand new kitchen with pyrolytic oven
- \* Neat bathroom with separate toilet
- \* Rear private entertaining area
- \* Side access to the huge 1054 sqm
- \* Possible dual occupancy potential STCA
- \* New ducted reverse cycle air conditioning
- \* Excellent double Colorbond shed
- \* Lovely original 1860's features including stunning lead light windows
- \* Perfect level parcel with room to extend, go up to capture the amazing view or build a second dwelling

Be the first to inspect this excellent c1862 home, such an amazing opportunity in a dream CBD location!

Call Leanne Hurley on 0417 655 002 to book your private viewing!

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$725,000

**OPEN FOR INSPECTION:**  
N/A



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