



SOLD

MODERN BATHURST CBD VILLA

5/44 RANKING ST BATHURST NSW 2795

2 BED / 2 BATH / 1 CAR

PRICE GUIDE \$560,000 - \$590,000

STUNNING GROUND FLOOR TWO BEDROOM CBD VILLA

Walk to everything in this spacious Bathurst CBD Villa.

Located on the edge of Bathurst CBD in lower Rankin St. Its a 5 min walk to cafes, bakery, eateries and retail shops. This ground floor villa would suit independent retirement living or low maintenance CBD living. It would also make an ideal investment, tapping into Bathurst's high rental demand market. This is a modern, light filled, open plan villa and offers the following fantastic features:

Oversized main bedroom with walk in robe and ensuite

Bedroom two offers built in robe and is located opposite the main bathroom.

Large open plan kitchen / dining / family room flowing to alfresco courtyard

Great kitchen with stone benchtops, island bench, 900mm gas cooktop and oven, rangehood, dishwasher and double sink.

Security screens on on windows in living areaa and front door.

Sunny enclosed courtyard with grey water tank

Instantaneous gas hot water system

Daiken ceiling ducted heating and cooling air con.

All windows with vertical blinds

Single lock up garage with remote door and additional storage room

Spacious laundry with storage cupboards

CONSTRUCTION: Brick veneer, tiled living, carpeted bedrooms

VILLA SIZE: 177 m2 (to be confirmed once contract received)

RATES: \$1,751 pa (2023)

STRATA: \$1,512 pa Manager APS Strata Management Bathurst

ZONING: R1 residential

RENTAL APPRAISAL: \$410 per week

HEATING/COOLING: Daiken ceiling ducted reverse cycle heating and cooling

INSPECTIONS: Via advertised opens and private inspections with agent.

SELLING AGENT

Mark Sullivan 0429 954 990

2 BED | 2 BATH | 1 CAR

PRICE:

\$580,000

OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

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.

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