



SOLD

SPACIOUS BATHURST CBD VILLA

Sensationally located Bathurst three bedroom CBD Villa located directly opposite redeveloped Centennial Park. Ideal downsizer or low-maintenance residence. Close to schools, parks, shops, cafes, library and cinema. Walk or drive. Unlike many Bathurst Villas, this spacious property has a street-front driveway into your lock-up garage. This means you can drive into your property as opposed to a shared driveway.

The property is being offered for sale via Expressions of Interest campaign. Offers to be submitted in writing to MSP Real Estate.

79 Lambert offers you the following advantages:

3 BED / 1 BATH / 1 CAR

- Three bedrooms, all with built-ins, two with wall-mounted reverse cycle heating and cooling.
- Main bedroom flows to two-way bathroom with a separate vanity and toilet.
- Two living areas including front lounge room flowing to open plan kitchen / dining/ lounge area. This then flows to a under cover private courtyard offering al-fresco dining, or space for pets. Living areas have a Daiken reverse cycle heating and cooling unit.
- Modern kitchen with dishwasher and fridge included.
- Single lock up garage with auto remote plus a single off-street car park in front of the roller door. Internal access to kitchen from garage makes shopping a breeze.
- Two outdoor living areas including front veranda overlooking Centennial Park plus rear courtyard.
- Front door with security screen plus security screens on all street front windows.

CONSTRUCTION: c 1998 Brick veneer, tiled living, carpeted bedrooms

VILLA SIZE: 227 m2

RATES: \$1,833 pa

STRATA FEES \$612.50 per quarter

STRATA MGR APS Strata Management. Contact admin@apsstrata.com.au / 0429 639 819

RENTAL APPRAISAL: \$480 pw

HEATING/COOLING: Daiken reverse cycle heating and cooling units x 3.

3 BED | 1 BATH | 1 CAR

PRICE:
\$617,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN ON SITE 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.

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.