



# FOR SALE

## BEAUTIFULLY RENOVATED BATHURST CBD COTTAGE

CHARM & CHARACTER MEETS MODERN-DAY CONVENIENCE

3 BED / 1 BATH / 2 TOILETS / 2-4 CAR / 478m2

Oozing with charm, 7 Cross St offers you a hidden oasis in Bathurst CBD. Cross St is a lovely St just opposite Churches Nursery in Seymour St. It is a centrally located, tastefully renovated Victorian-era brick cottage. A large open plan Kitchen / Dining / Living area with a rear alfresco deck was added in 2020. The new rear open-plan pavilion joins the original cottage via a central breezeway with two adjacent porches. The property has gorgeous polished cypress flooring in living areas and new carpets in bedrooms and living. The newly appointed large bathroom with floor to ceiling tiling and tasteful modern fittings is a delight. Unusually, for this area of town, the property has a high demand two bay shed and workshop (could fit 4 cars) Around the corner is the newly redeveloped Centennial Park with new children's playground and family BBQ facilities.

7 Cross St offer you the following features:

- Three bedrooms with wall mounted electric heaters & pressed metal ceilings.
- 3m high ceilings throughout and stunning restored fireplaces in front rooms.
- Stunning newly renovated oversized bathroom with full-size bath, zero lip shower and vanity.
- Modern kitchen with stone benchtops, soft closing cupboards & 5 burner Smeg gas stove.
- New rear open plan lounge/dining/kitchen
- Wood burning heater and reverse cycle heating /cooling.
- Fully appointed rear laundry with additional WC & storage. This space could easily be converted into a second bathroom.
- New 2 car space shed with workshop & additional storage.
- Concrete drive and pathways with newly turfed rear yard.
- Fujitsu Reverse Cycle A/c
- "Euro" wood- burning enclosed fireplace/heater.
- Wall mounted electric panel heaters (front 2 bedrooms)

### LOCALITY:

Two Blocks to Keppel Street cafes/library/hotels/brewery and boutique shopping

3 BED | 1 BATH | 2 CAR

PRICE:  
\$799,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

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**7 Cross Street Bathurst NSW 2795**

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.