

FOR SALE

SPACIOUS BATHURST GROUND FLOOR VILLA

3 BED / 1 BATH / 1 CAR / 257m2

For Sale via expressions of interest closing 4pm Thursday 14th November 2024.

Price Guide \$585,000

This is one of the best downsizer opportunities in Bathurst. On offer is a well-built brick single-level ground-floor stand-alone villa on the edge of Bathurst CBD. Located on the corner of Lambert and Bentinck Sts, across the road from the redeveloped Centennial Park. Ideal downsizer or low-maintenance residence. Would also make an ideal investment. 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.

178 Bentinck St offers you the following advantages:

- Three bedrooms, all with built-ins.
- 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 wraparound private courtyard offering al-fresco dining, or space for pets.
- Modern kitchen with dishwasher included.
- Separate laundry flowing to rear courtyard.
- 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 plus rear courtyard.
- Ssecurity screens on all street front windows.
- Auto garage roller door

CONSTRUCTION: c 1998 Brick veneer, tiled living, carpeted bedrooms
VILLA SIZE: 150m2, Including enclosed yard 257 m2
RATES: \$2,003 pa (2024)

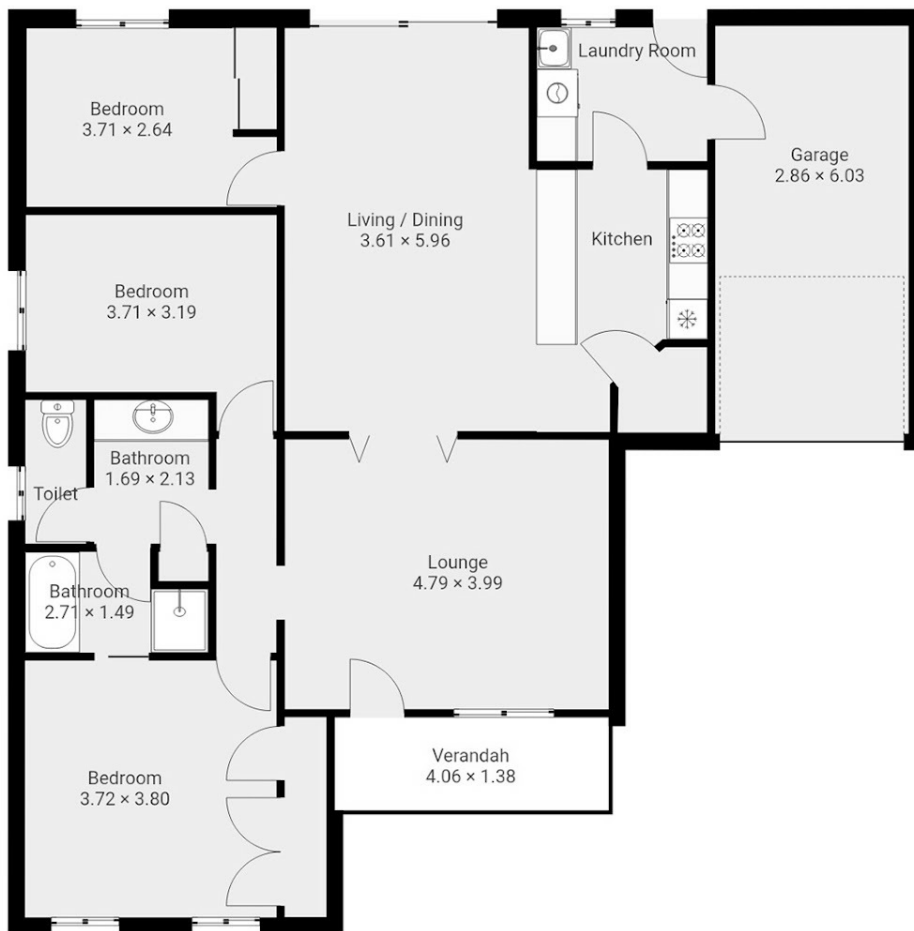
3 BED | 1 BATH | 1 CAR

PRICE:
\$585,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.