



**SOLD**

## PREMIER BATHURST LOCATION

Positioned in one of Bathurst most sought after and tightly held central Locations, 1 Clements Street is a true representation of elegance and country living. A pleasant level stroll to Bathurst CBD and conveniently located close to the Hospital and Local Schools, if you are after convenience whilst not compromising on the finer things, this French Provincial inspired home is a must see.

Features include but are not limited to:

- \* Arriving at the property you are immediately impressed by the lovely facade, enhanced by the beautiful established gardens
- \* The entry foyer welcomes you to the home and into the formal lounge room, with lovely 9ft ceilings and ornate cornice
- \* A stunning updated cooks kitchen, designed in a u-shape with quality appliances and stone benches and plenty of storage
- \* An exquisite feature of the property is the outstanding glass Conservatory boasting stunning lead light windows, vaulted timber lined ceiling, French doors and skylights to take in all of the Northerly sunlight
- \* Sun-drenched alfresco dining that reminds you of a European style courtyard with the established trees providing shade in the warmer parts of the day
- \* The fully landscaped grounds are a sheer delight and provide a sense of relaxation, with lawn areas and established trees and gardens
- \* Double gated carport with brick utility storage room and concrete access to the home
- \* Parquetry flooring and square set carpentry to the kitchen and combined dining area
- \* Reverse cycle ducted heating and cooling
- \* Second toilet in laundry

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

**PRICE:**  
**\$800,000**

**OPEN FOR INSPECTION:**  
**N/A**



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