

# SOLD

## STUNNING VICTORIAN TERRACE IN BATHURST CBD

68 KEPPEL ST BATHURST NSW 2795

3 BEDS / 1 BATH / 3 CAR SPACES

If ornate high ceilings, original fireplaces, or breathtaking lead crystal chandeliers are on your shopping list, look no further than "Hamilton Terrace" at 68 Keppel St Bathurst. This stunning free-standing three-bedroom residence or premium office space is in the heart of Bathurst's Cultural Precinct. This lovely building is often admired and photographed by visitors to Bathurst. Offering you maximum exposure, it is located at the garden entrance to the Library and the award-winning regional Art Gallery. Hamilton Terrace is surrounded by the best cafés, bistros, and boutique retail shops Bathurst has to offer. Although the property offers three gated off-street car parks, directly behind the building is a council car park delivering another 100 car parks, giving you maximum flexibility. Currently used as a premier Airbnb location, the property would also make an ideal office or additional art gallery space (stca)

Hamilton Terrace offers you:

### GROUND FLOOR

Main bedroom (or reception) flowing to a spacious lounge room with stunning ornated chandelier and gas heater. Unusually, there is ample storage in the home with under-stair cupboards. The kitchen flows to a walk-in storage, which could easily be converted into a butler's pantry or opened up to increase the size of the kitchen. Moving to outside, there is a large backyard which is currently used for three off-street carparks. This area would be ideal to add a lock up garage if used for residence or to house your work vehicle.

### UPSTAIRS

An additional two large bedrooms are upstairs, one with a wall to wall built in robe plus walk in robe. Bedroom two flows to the balcony with stunning views over Bathurst towards the Blue Mountains.

Three oversized bedrooms or offices, one with large built in robe and other with a oversized walk in robe. The main bathroom has a combined bath/shower and downstairs is a convenient second toilet with vanity.

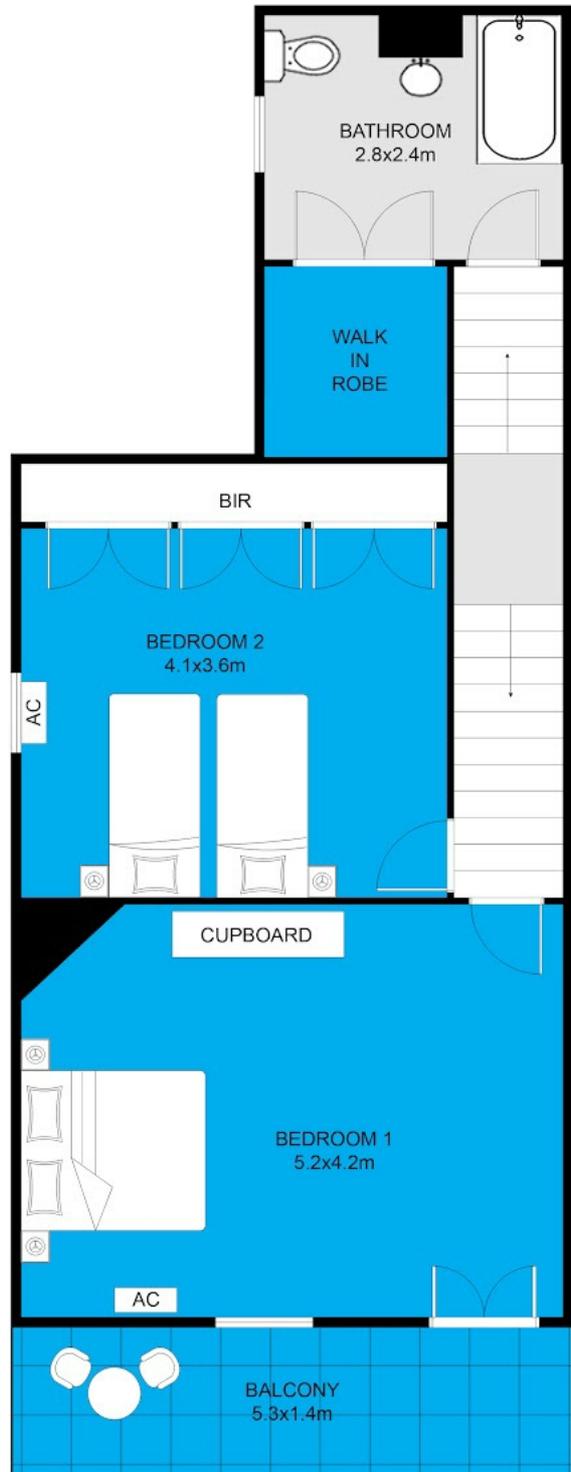
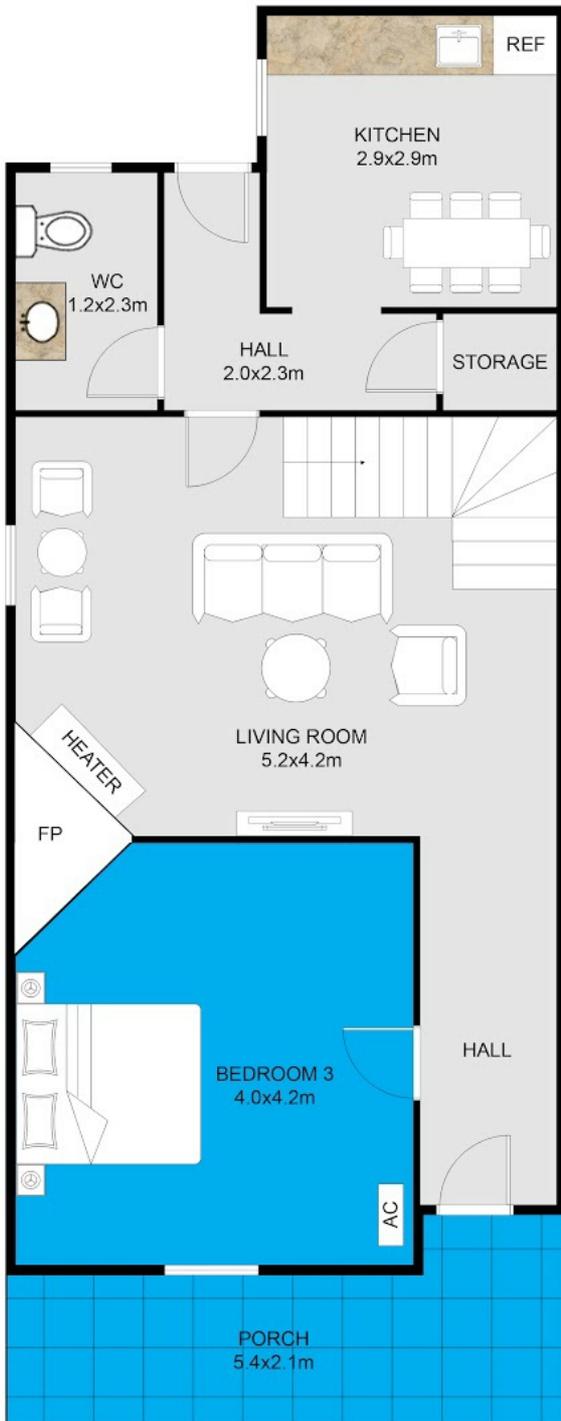
3 BED | 1 BATH | 0 CAR

PRICE:  
\$780,000

OPEN FOR INSPECTION:  
N/A



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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.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representation of fact but must instead satisfy themselves by inspection or otherwise.

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