



**SOLD**

## DELIGHTFUL RENOVATION IN A VERY PICTURESQUE LOCATION

Enjoying a desirable elevated position in this quiet and pretty location only minutes from Bathurst CBD, this recently renovated family home awaits its next loving owners. With nothing to do this stunning comfortable four bedroom property is equally suited to owner-occupiers who desire comfortable, practical, modern living or investors who wish to attract quality tenants and not have the problem of maintenance issues. All the hard work has been done!

Key property features include:

- \* Some original features remain throughout the home including lovely timber floorboards and high ceilings
- \* Sleek, renovated modern kitchen at the heart of the home boasting large bench tops, gas cooktop, dishwasher and ample cupboard space
- \* Generous, bright and airy main living area upon entry with elevated outlook
- \* Large second living area welcomes plenty of natural light
- \* Four bedrooms, three with built-in robes
- \* Lovely renovated bathrooms
- \* New internal laundry with excellent storage
- \* Split System heating / cooling and gas heating to main living room
- \* Ceiling fans
- \* Single 8m x 4m lock-up garage plus ample off street parking
- \* Quiet, family-friendly picturesque location, close to CSU, St Stanislaus College, Mt Panorama & Centennial Park
- \* Rental Estimate: \$580 approx per week
- \* Council Rates: \$2585.88 approx per year
- \* Bathurst Town Centre: 2.9 km (approx 5 minutes drive)

### DISCLAIMER

@realty have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

**4 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$630,000**

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



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FLOOR PLAN ON SITE

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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

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