



FOR SALE

HIDDEN GEM OFFERING CHARM, COMFORT & CHARACTER

Step into a home where timeless character meets modern-day comfort.

This beautifully presented 1940's double-storey residence offers the perfect blend of space, style, and functionality, ideal for first home buyers, young families, or savvy investors.

Set on a manageable 438m² block, the home boasts 190m² of well-designed living across two levels. A flexible floor plan includes two separate lounge areas, perfect for both relaxed family time and entertaining guests.

There are three spacious bedrooms, with the main featuring a built-in wardrobe. The well-appointed bathroom is central and convenient, while the home's layout maximises natural light and practical living.

Comfort is key all year round, thanks to split system air conditioning, heating, and the added ambiance of a wood-burning fireplace

Step outside to enjoy:

- A outdoor entertaining area for family barbecues and social gatherings
- A secure, fully fenced courtyard for kids, pets, or peaceful downtime
- A large garage with workshop for extra storage or weekend projects
- Secure off-street parking for two vehicles

Lifestyle & Location Highlights:

- Short walk to Bathurst CBD
- All your essentials within a block, 2 primary & secondary schools, chemist post office, hair salon, service station, coffee shop, and takeaway.
- Proximity to Charles Sturt University
- Easy access to town centre, beautiful parks, and the iconic Mount Panorama
- Part of a vibrant community with regular festivals, events, and plenty of local charm

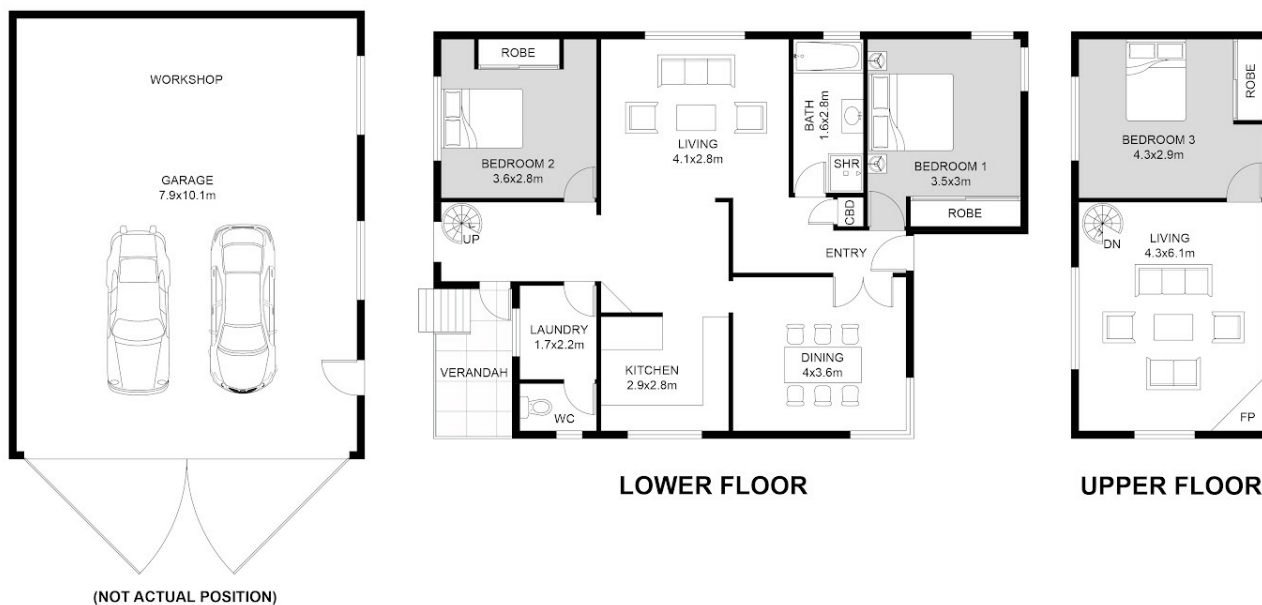
3 BED | 1 BATH | 2 CAR

PRICE:
\$575,000

OPEN FOR INSPECTION:
N/A



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2 Banks St, 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.