



SOLD

ELEGANT 4-BED FAMILY HOME WITH POOL - CIRCA 1901

Nestled in the historic heart of Bathurst, this magnificent four-bedroom residence on Bentinck Street presents an exceptional opportunity to secure your slice of Australia's first inland settlement. Combining classic charm with modern comfort, this home delivers the perfect blend of lifestyle and location.

Step inside to discover a thoughtfully designed layout where family living takes centre stage. The home boasts four generously sized bedrooms all with ceiling fans plus the master suite features walk-in robe and its own ensuite bathroom for added privacy and convenience. Built-in wardrobes ensure storage will never be a concern, abundant natural light enhanced with 10 ft ceilings throughout and the beautiful gleaming floorboards add character and warmth to the living spaces.

The heart of the home shines with its welcoming open plan lounge area, complemented by a well-appointed kitchen featuring marble benches and massive walk in pantry with full wall of built in storage cupboards. Large Laundry with 3rd Toilet and Year-round comfort is guaranteed with both ducted and gas heating systems plus a gas log fireplace ensuring cozy winters and comfortable living throughout the seasons.

Outdoor living is where this property truly excels:

- Sparkling in-ground swimming pool perfect for summer entertainment
- Dedicated outdoor entertainment area for year-round gatherings with outdoor heaters
- Fully fenced 720.4m² block providing security and privacy
- Beautiful established gardens with ample space for children and pets

Location advantages abound in this sought-after address:

- Minutes from Bathurst's vibrant CBD and shopping precinct
- Close proximity to prestigious schools including All Saints' College and Charles Sturt University
- Easy access to the iconic Mount Panorama Racing Circuit
- Surrounded by essential amenities including medical facilities and public transport

Bathurst offers an enviable lifestyle with its blend of historical charm and modern convenience. The city hosts numerous events throughout the year, including the famous Bathurst 1000 and the

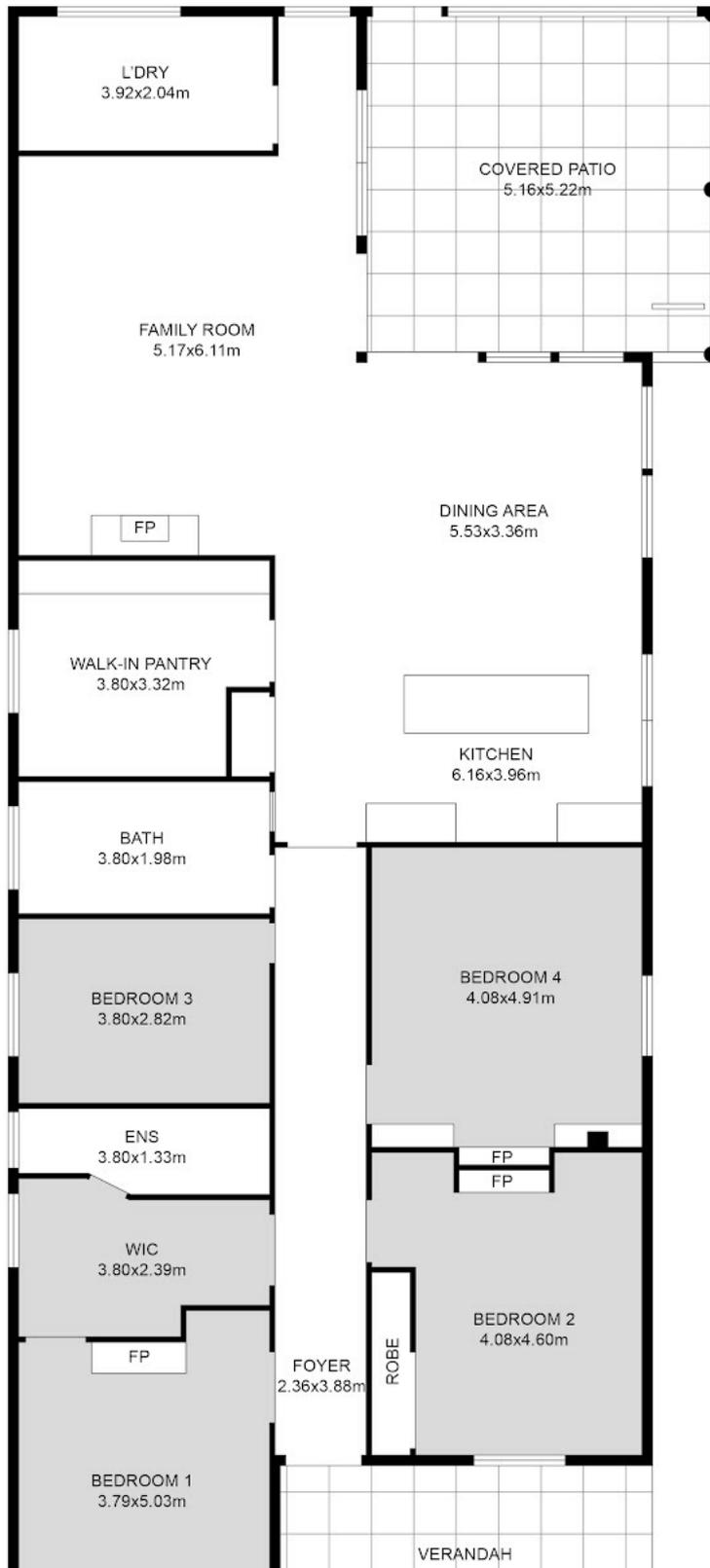
4 BED | 2 BATH | 0 CAR

PRICE:
\$1,120,000

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.

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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