



SOLD

STUNNING FREESTANDING VILLA - NO STRATA - SO CLOSE TO TOWN

Discover modern living at its finest in this impeccably presented three-bedroom villa, perfectly positioned only a few minutes walk to Bathurst CBD. Nestled in the sought-after Morrisset Street, this contemporary residence offers an ideal blend of comfort, convenience and style for those seeking a low-maintenance lifestyle.

Step inside to discover a thoughtfully designed floor plan that maximises space and natural light. The home boasts three generously sized bedrooms, two with built-in wardrobes, providing ample storage solutions for the whole family. Two well-appointed bathrooms ensure morning routines run smoothly, while the modern amenities throughout reflect the property's commitment to comfortable living.

Climate control is a breeze with both ducted heating and split system air conditioning, ensuring year-round comfort through Bathurst's distinct seasonal changes. The versatile double garage with carpet squares and a split system adds an extra dimension to family living, perfect for entertainment, a home office or a children's play area.

Outdoor living is a true highlight of this property, featuring:

- * A beautifully designed entertainment area perfect for alfresco dining and social gatherings
- * Private, fully fenced courtyard offering security and peace of mind
- * Secure parking for two vehicles with single garage door access to the rear court yard and additional parking for another vehicle
- * Low-maintenance gardens on a manageable 298 sqm parcel of land with watering system

The property's location offers easy access to Bathurst's comprehensive amenities, including:

- * The historic town centre with its boutique shopping and dining options
- * Various sporting facilities and recreational areas
- * The famous Mount Panorama racing circuit
- * Essential services including hospitals and medical centres
- * Regular transport connections to Sydney

3 BED | 2 BATH | 2 CAR

PRICE:
\$710,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

33C Morrisset Street, Bathurst

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.