



SOLD

ENDLESS POTENTIAL IN A PRIME LOCATION

Perfectly positioned in a sought-after and convenient location, this established home offers outstanding renovation potential and a foundation to create your dream residence. Brimming with original character, the home offers a sense of warmth and timeless charm.

Outside, the property offers a lovely alfresco dining area overlooking the established level yard and excellent original garage with engine bay, every mechanic's dream and an additional workshop area and double carport for everyday convenience.

Offering both charm and potential, this home is an ideal choice for first-home buyers, investors or renovators looking to take advantage of an optimal location close to local amenities, schools and transport.

Additional features include:

- Four generous bedrooms providing ample space for family living
- Single bathroom centrally located for convenience, additional WC off alfresco
- Air conditioning for year-round comfort plus gas heating
- Brand new high front fence surrounding the property ensuring privacy and security for children and pets
- Double garage providing secure storage and workshop potential
- Additional secure parking for multiple vehicles
- Fully fenced yard creating a private sanctuary
- Outdoor entertainment area perfect for hosting and relaxation

This property represents excellent value for families seeking their next home in a location that offers both tranquillity and convenience. The combination of practical indoor living spaces, excellent outdoor entertaining facilities, and secure parking creates a package that ticks all the boxes for modern family life.

- * Bathurst CBD – approx. 4 min drive (2.1 km)
- * Charles Sturt University – approx. 2 min (1.2 km)
- * Rates - approx. \$3085.98
- * Rent potential - approx. \$480 pw

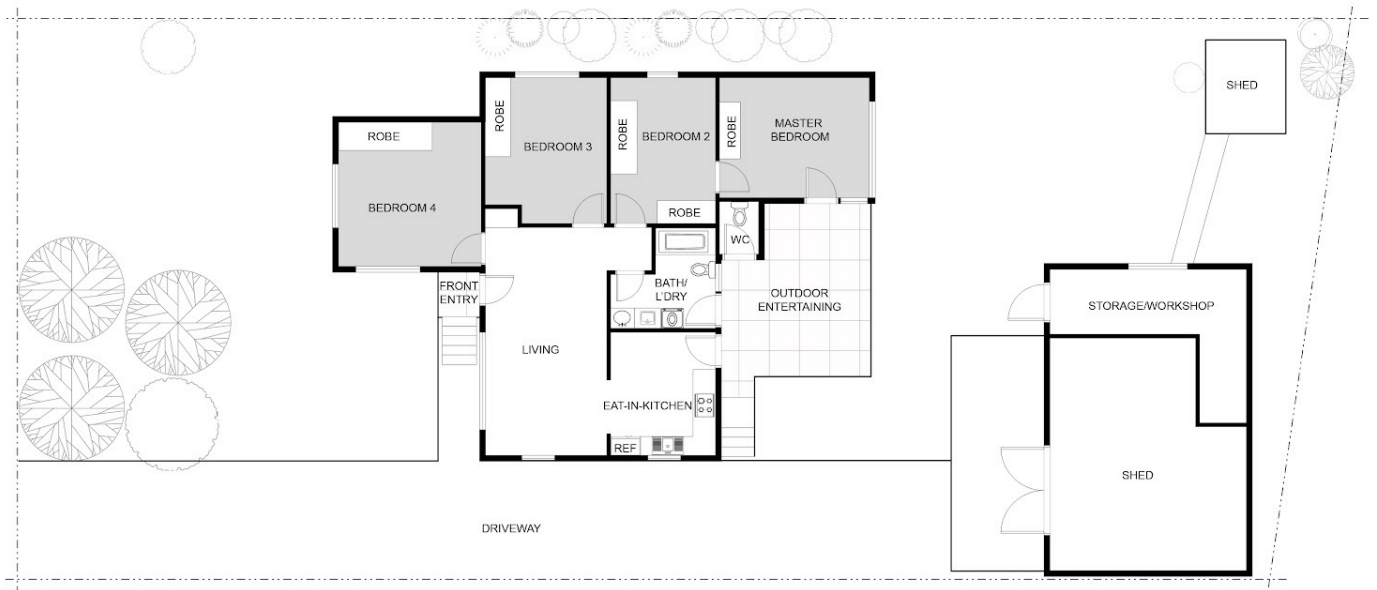
4 BED | 1 BATH | 3 CAR

PRICE:
\$512,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

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3 Wilkins Street, Mitchell

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.