



**SOLD**

## CHARMING & WELCOMING HOME IN A PERFECT CBD LOCATION

Well positioned in an excellent cul-de-sac only moments from Bathurst's CBD, 95 Howick Street offers a fantastic opportunity for first-home buyers, downsizers, or investors seeking a comfortable, well-maintained and solid brick home in a highly convenient location. Within an easy level walking distance to Bathurst's shopping precinct, Railway Station, Sporting fields, Restaurants and cafes, this inviting property blends functional living with thoughtful updates and lovely outdoor entertaining spaces.

Recently refreshed with new flooring and stunning new kitchen the home features a practical layout. The open-plan kitchen, dining, and living zone flows seamlessly out to a sunny, covered elevated deck overlooking the beautiful established yard, providing a peaceful setting for entertaining or relaxing.

### Property Features:

- \* Three bedrooms, main with built-in wardrobes
- \* Great open plan kitchen and dining area flow out to the excellent deck
- \* Recently renovated flooring
- \* Ceiling fans
- \* Neat bathroom with a second WC in the laundry
- \* Split system in the main living area
- \* Single carport at the front of the home
- \* Outdoor deck ideal for entertaining
- \* Large garden shed for additional storage
- \* Side access to the fully-enclosed rear yard via right-of-way access
- \* Walking distance to Catholic and Public Schools
- \* Lovely established, landscaped yards offering private pockets of shade and sun
- \* Low maintenance yard in an excellent cul-de-sac location
- \* Easy walking distance to Bathurst Shopping Precinct and local amenities
- \* Council rates approx. \$2640.67 pa
- \* Rental estimate approx. \$510 – \$560 pw

### Nearby Places of Interest

- \* Bathurst CBD – approx. 3 minutes

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$634,000**

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



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**FLOOR PLAN**  
Floor area:

95 HOWICK 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.