



## FOR SALE

### CHARMING & AFFORDABLE 3 BEDROOM COTTAGE IN EVER POPULAR EGLINTON

Nestled in a lovely established family-friendly, and peaceful pocket of Eglinton, this charming 3-bedroom cottage presents an exceptional opportunity for families seeking comfort and convenience at a very reasonable price in the current market.

#### FEATURES INCLUDE:

- \* Split system air conditioning ensures year-round comfort
- \* Front timber deck perfect for entertaining and relaxation
- \* Sundrenched open living and dining area
- \* Good size neat kitchen with good cupboard and bench space
- \* Second toilet off Laundry
- \* Low-maintenance 580 sqm block with plenty of room for the kids to play
- \* Perfect for first-home buyers, downsizers, or investors
- \* A short walk to Eglinton Public School, cafés and the local park
- \* Garden shed
- \* Room for a shed or carport

Located in Eglinton, you'll enjoy the best of both worlds: the peace and quiet of suburban living while being just minutes from Bathurst's vibrant CBD. This northern suburb offers excellent connectivity to schools, shopping centres, and recreational facilities, making it an ideal choice for families prioritizing both lifestyle and convenience.

- \* Established neighbourhood with tree-lined streets
- \* Easy access to Bathurst's amenities and services
- \* Quiet cul-de-sac location ensuring minimal through traffic
- \* Perfect starter home or investment opportunity
- \* Potential Rent: Approximately \$500.00 to \$550.00 per week
- \* Rates: Approximately \$2558.82 per annum

This charming cottage is a rare find in a highly sought-after location. Call Leanne Hurley on 0417 655 002 to book your private inspection.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$550,000 - \$605,000

OPEN FOR INSPECTION:  
N/A



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