

FOR SALE

GENEROUS LIGHT-FILLED VICTORIAN TERRACE - EASY WALKING DISTANCE TO BATHURST'S CBD

We are pleased to present this remarkable, newly updated Victorian Terrace (Circa 1875) located in one of Bathurst's most sought-after areas. This property beautifully combines historic charm with cosmopolitan convenience, featuring vivid heritage detailing, generous proportions, and light-filled interiors.

Property Highlights:

- Living Spaces: A traditional formal lounge with an ornamental fireplace leads to a modern kitchen/dining area and an informal living space, flowing seamlessly into a private, leafy alfresco entertaining area.
- Bedrooms & Bathrooms: Features oversized bedrooms with built-in robes and newly updated bathrooms. The large front bedrooms include new double-glazed windows, while the downstairs front bedroom boasts a new wardrobe. Upstairs, French doors open to an iron lace balcony with views over town.
- Kitchen: Updated with stainless steel gas appliances and a dishwasher.
- Modern Comforts: Includes split system heating and cooling throughout, new paint, and updated wiring.
- Outdoor & Parking: A 6m x 4.2m garage with side access and a secure parking area.

Location:

Centrally located within walking distance to Bathurst's CBD, cafes, restaurants, boutiques, and parks. It is also conveniently close to Charles Sturt University, local schools, and rail transport.

Key Details:

- Rates: Approximately \$3,147.12
- Features: High ceilings, ornate original fireplaces, and double-glazed windows.

This much-loved masterpiece is a rare find in the heart of Bathurst. Please contact Leanne Hurley on 0417 655 002 or Natalie Moase on 0404 066 929 to arrange a private viewing or if you

3 BED | 2 BATH | 2 CAR

PRICE:

\$895,000 - \$980,000

OPEN FOR INSPECTION:

N/A

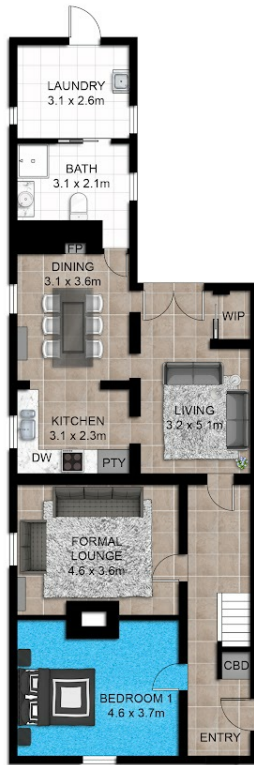


Leanne Hurley

0417655002

leanne@atrealty.com.au

www.atrealty.com.au



GROUND FLOOR



FIRST FLOOR



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
@Realty gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.



172 George 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.