



FOR SALE

POTENTIAL GRANNY FLAT/STUDIO

This magnificent Circa 1875 residence on George Street offers the perfect blend of space, comfort, and functionality for growing families seeking their forever home. With five bedrooms and three well-appointed bathrooms (2 are ensuites) this impressive residence delivers exceptional value in one of Bathurst's most sought-after locations.

Step inside to discover a thoughtfully designed floorplan spanning 244 m² of comfortable living space. The home features 3 separate living areas, providing versatility for family relaxation and formal entertaining, while the dedicated study area offers the perfect workspace for modern family needs. The 2nd story extension completed in 2012 provides the main bedroom and 3rd living area perfect for the larger of families.

The heart of this home showcases a well-equipped kitchen boasting butlers pantry, granite benches and freestanding stainless steel cooker, seamlessly connecting to the expansive family room where families can gather and create lasting memories.

Upstairs boasts a parents retreat with an open living area onto a outdoor deck area with views and a large master bedroom with a large walk through robe/dressing room and ensuite.

- ~ Circa 1875
- ~ Heating and cooling throughout for year-round comfort
- ~ The sheds offer a potential greenhouse space plus room for a Gym or studio
- ~ Plus massive storage and workshop space for the handyman or hobbyist
- ~ High ceilings, ornate cornices and timber flooring
- ~ New carpet to the front 3 bedrooms and hallway
- ~ Freshly painted throughout
- ~ Rates approx \$3620 plus water usage

The fully fenced 685m² block is accessed via a remote gate with a low maintenance yard plus the outdoor entertaining deck creates an ideal setting for family barbecues and gatherings.

Located on George Street, this property places you within easy reach of Bathurst's renowned attractions including the famous Mount Panorama racing circuit, historic courthouse, and vibrant city centre. The location provides convenient access to quality schools, shopping centres, and the excellent transport links that connect Bathurst to Sydney and other major centres.

5 BED | 3 BATH | 1 CAR

PRICE:

\$1,100,000 - \$1,200,000

OPEN FOR INSPECTION:

N/A

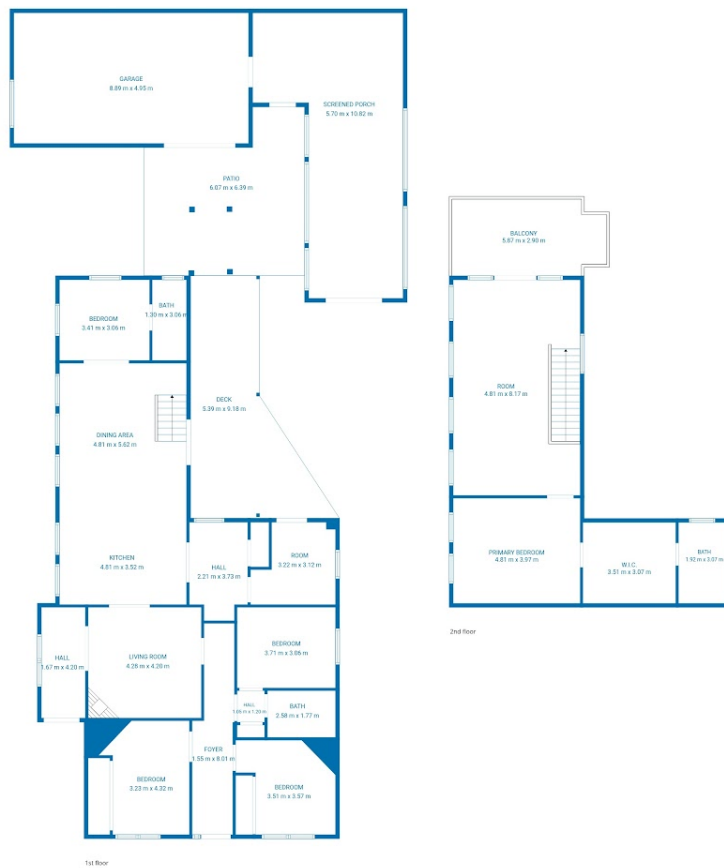


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TOTAL: 242 m²

1st floor: 166 m², 2nd floor: 76 m²

EXCLUDED AREAS: SCREENED PORCH: 46 m², DECK: 31 m², PATIO: 33 m²,
GARAGE: 44 m², BALCONY: 16 m², WALLS: 25 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.