



FOR SALE

WALK TO THE CBD, CINEMA, RESTAURANTS, CLUBS AND PUBS

Perfectly positioned in the heart of Bathurst, this charming 2-bedroom unit at 132 Lambert Street offers an ideal blend of comfort and convenience for first-time buyers, downsizers, or astute investors. Unit 5 presents a rare opportunity to secure a well-appointed home in one of the Central West's most sought-after regional centres.

Step inside this thoughtfully designed residence where two generous bedrooms provide peaceful retreats, complemented by a well-appointed bathroom that services the home beautifully. The open-plan living areas create a welcoming atmosphere, perfect for relaxing after a busy day or entertaining friends and family in comfort.

- Covered carport ensures your vehicle is protected year-round
- Private outdoor entertainment area perfect for weekend barbecues and al fresco dining
- Prime Lambert Street location offering easy access to Bathurst's CBD and amenities

Bathurst's reputation as a vibrant regional hub means you'll enjoy access to excellent shopping precincts, quality healthcare facilities, and renowned educational institutions. The city's rich motorsport heritage, highlighted by the famous Mount Panorama circuit, adds excitement and tourism appeal to the area throughout the year.

This well-maintained unit represents exceptional value in today's market, offering low-maintenance living without compromising on comfort or location. Whether you're starting your property journey, looking to downsize, or seeking a solid investment opportunity, this Lambert Street gem ticks all the boxes.

The central Bathurst location ensures you're never far from the action, with local cafes, restaurants, and shopping centres all within easy reach. Public transport connections make commuting simple, while the unit's position offers the perfect balance of urban convenience and regional charm that makes Bathurst such a desirable place to call home.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

2 BED | 1 BATH | 1 CAR

PRICE:

Price Guide \$520,000 - \$550,000

OPEN FOR INSPECTION:

Jul 4 at 11:00am - 11:30am

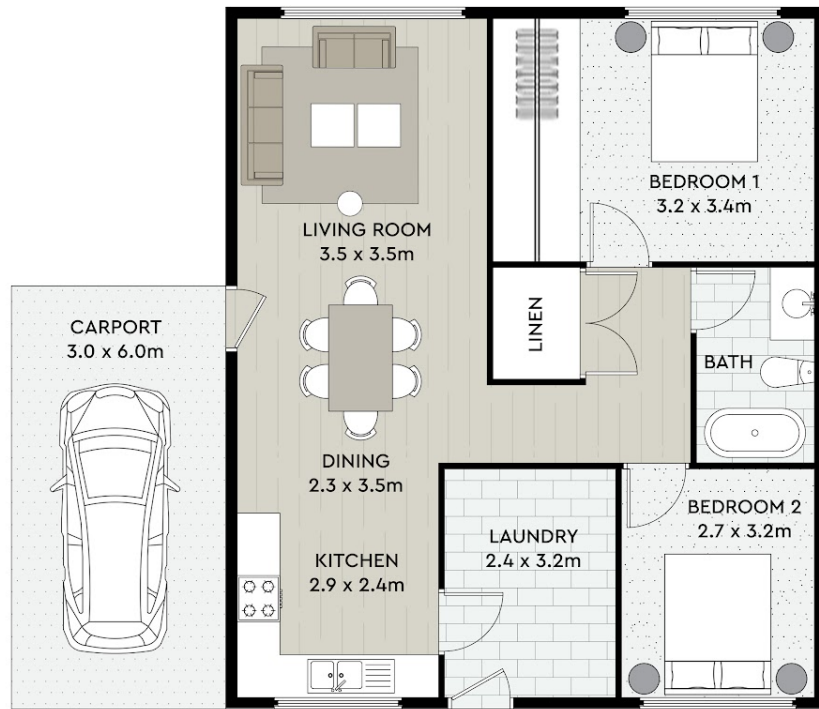


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Unit 5/132 Lambert St Bathurst

All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

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.