

**106 Lambert Street, Bathurst, NSW 2795**

**Raine&Horne.**

**House For Sale**

Friday, 2 February 2024

106 Lambert Street, Bathurst, NSW 2795

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 584 m2**

**Type: House**



Heidi Muldoon

0417014611

**\$659,000**

Tucked away from the street on a generous 584sqm battle-axe block, this hidden gem offers the perfect blend of comfort, convenience and potential. Boasting both formal and informal living options, an impressive rear yard, a central location and abundant potential for personalisation, this solid Torrens Title villa is sure to surpass your expectations. Call today to arrange an inspection. Features include but are not limited to:

- Open-concept kitchen, meals and family area plus a formal living and dining room
- Neat kitchen with gas cooking, breakfast-bar and a walk-in pantry
- Three generously sized bedrooms with built-in wardrobes
- Three-way family bathroom with direct access from the master bedroom
- Gas heating and reverse cycle split system heating and air conditioning
- Oversized double automatic garage with workshop space and internal access
- Undercover pergola entertaining area at the rear
- Sizeable, fully-enclosed and established rear yard with a garden shed
- Short walk to the local convenience store, parks and the CBD
- Walking distance to both primary and secondary schools