

# 184 Peel Street, Bathurst, NSW 2795



## Sold House

Friday, 1 September 2023

184 Peel Street, Bathurst, NSW 2795

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 2502 m2

Type: House



David Chapman  
0466887252

## Contact agent

Being offered for the first time in almost 50 years is this absolutely stunning property of extremely generous proportions (including self-contained accommodation on the lower level). Originally built circa 1905, this Federation-style beauty underwent an architecturally designed extension and renovation in 1990 to include four bathrooms as well as three separate living spaces and a home office. Generous side-access to the massive backyard (with inground pool) allows for further development potential (STCA). A cluster of villas or a substantial family home with battle-axe entry are both viable possibilities in such a sought-after location on the fringe of Bathurst's town centre. Property features include:

**GROUND FLOOR\*** Generous reception area/foyer upon entry.\* Formal dining room adjacent to the formal lounge area.\* Open-plan living/kitchen/dining area at the heart of the home overlooks the established backyard and swimming pool.\* Kitchen features double electric oven and electric stovetop, dishwasher and walk-in pantry. \* Expansive master bedroom features built-in wardrobe with floor-to-ceiling mirror doors and ensuite bathroom.\* Five additional bedrooms offering generous proportions. \* Separate office features built-in storage cupboards. \* Sunroom includes built-in storage cupboard and could easily double as a guest bedroom, library or additional study.\* Main bathroom features shower, toilet and vanity. \* Second bathroom features shower, bath, toilet and vanity. \* Large laundry features storage cupboards, bench space and external access. \* Ducted heating and cooling throughout the ground floor.

**LOWER FLOOR\*** Downstairs rumpus (at rear of double lock-up garage) is extremely generous in size and includes a kitchenette, bathroom with shower, vanity and toilet, and separate space for use as a large bedroom, workshop or studio. Additional features:\* Elevated rear verandah overlooking the backyard and inground saltwater swimming pool.\* Double carport with drive-through side access to the large enclosed yard with established gardens, beautiful leafy trees and garden shed.\* Grand horseshoe driveway and perfectly manicured front yard.\* Conveniently located close to Bathurst High School, Bathurst Hospital and public transport. \* Walk less than 800m to Bathurst's Town Centre.\* Note - neighbouring property is also for sale, offering scope to increase development potential. Call David to discuss further.