

2/117 Morrisset Street, Bathurst, NSW 2795



Sold Duplex/Semi-detached

Saturday, 11 November 2023

2/117 Morrisset Street, Bathurst, NSW 2795

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



David Chapman
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\$515,000

Located in ever-popular Morrisset Street is this low-maintenance two-bedroom duplex villa with open-plan living as well as a convenient second sitting room which would make for a perfect home office. Both bedrooms are generous in size and allow for double beds, whilst the two-way bathroom acts as an ensuite to the main bedroom. The north-easterly aspect of the kitchen and dining areas attract natural light for much of the day and the yard is private and adequate for a small dog. Key property features: * Open-plan carpeted living area upon entry with reverse cycle split-system A/C. * Tiled dining and kitchen with perfect north-easterly aspect. * Kitchen includes generous bench space, dishwasher, induction cooktop, electric oven and ample storage. * French doors open to the home office/sitting room with views to the front yard. * Main bedroom with ceiling fan offers a built-in robe and has direct access to the two-way bathroom. * Bathroom features shower, bath, separate toilet plus vanity. * Second bedroom also features a built-in robe and ceiling fan. * Laundry with skylight also offers a convenient second toilet. * Ducted heating throughout. * Single automated lock-up garage with internal access. * Secure, private low maintenance backyard with gated access. * Council Rates: \$1,935/year. * Strata Fees: \$626/qtr. * Rent potential \$410-\$430/week. Nearby places of interest: * Bathurst Hospital - 600m walk (approx) * Adventure Playground - 300m walk (approx) * Kefford Street Off-Leash Dog Park - 600m walk (approx) * IGA Supermarket - 14 min walk/2 min drive (approx) Call David to discuss further and/or arrange an inspection.