

**23 Lambert Street, Bathurst, NSW 2795**



**House For Sale**

Saturday, 16 December 2023

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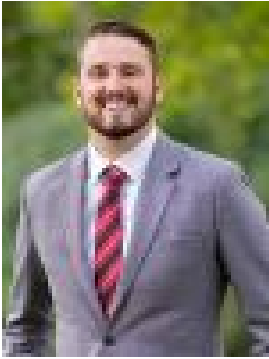
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Kurt Waterford  
0439642390



Andrew Crauford  
0417416205

**Price Guide: \$780,000 - \$820,000**

A recently refurbished and stylishly designed home located centrally, this property offers a blend of comfort and sophistication on a spacious 607sqm block. Showcasing a seamless mix of classic charm and modern appeal, it's an ideal choice for a family residence, an investment opportunity, or a delightful BnB venture. For a closer look, reach out today to schedule a visit. Notable features of the property: Freshly fitted, dine-in kitchen equipped with top-notch appliances and ample storage Sunlit sunroom adjacent to the kitchen and a spacious separate living area Four generously proportioned bedrooms Contemporary bathroom featuring a standalone bathtub, walk-in shower, vanity, and toilet Split system for heating and air conditioning Covered outdoor entertainment space with a convenient rear WC Expansive single-bay shed with workshop area and attached double carport Side entrance leading to the sizable, enclosed backyard with established greenery Proximity to local parks, train station, primary and secondary schools within walking distance Convenient access to the university, Mount Panorama, and the CBD Potential rental income of \$550 per week If you are looking for the perfect CBD air bnb or looking to downsize and enjoy the quality renovations this is the perfect property for you. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.