

# 261 Lambert Street, Bathurst, NSW 2795

## Duplex/Semi-detached For Sale

Wednesday, 12 June 2024

    Discover

261 Lambert Street, Bathurst, NSW 2795

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 683 m<sup>2</sup>

Type:

Duplex/Semi-detached



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## Expression of Interests

Ideally situated in the heart of Bathurst, just a leisurely five-minute stroll from the vibrant George Street, schools, shops, parks, and the CBD, this enchanting 1920s-built home epitomises a harmonious blend of comfort and sophistication. With its high ceilings, abundant natural light, captivating stained glass features, and newly updated amenities, this residence exudes a timeless charm unlike any other, offering a lifestyle of unparalleled elegance. Moreover, its potential for dual occupancy and subdivision presents an exciting opportunity for further development (STCA). What we love about the property:

- DA approved plans available for an additional three-bedroom, torrens title, two-bathroom home to be built and subdivided at the rear
- Sitting on a 683 sq block with a large, lush backyard
- Four spacious bedrooms, all fitted with built-in wardrobes
- Perfectly appointed kitchen with an open-plan dining area
- Electric wall heaters and ceiling fans for all-year-round comfort
- Side access to the shed and backyard
- Main bathroom fitted with a shower, toilet, vanity, and an additional separate toilet
- Polished timber floorboards and high-pressed tin ceilings throughout
- Laundry with external access
- Rental appraisal of \$500 p/w

Don't miss out on the opportunity to make this unique family home yours. Contact us today to arrange a private inspection! \*\*Council Rates: \$2,816.75 pa