

**3/96 Lambert Street, Bathurst, NSW 2795**



**Sold Unit**

Saturday, 16 September 2023

3/96 Lambert Street, Bathurst, NSW 2795

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Contact agent

Peacefully positioned close to CBD shops, popular parks, and schools, this immaculately presented unit is full of surprises! This dual-level, three-bedroom unit displays character and charm with timber accents throughout with the added benefit of being tucked away from the street. The open plan living and dining area, separated from the bedrooms, provide for perfect indoor entertaining. With a low maintenance enclosed private backyard and single lock-up garage, this unit really has it all! What we love about the property:

- Three good-sized bedrooms, main with a balcony
- Dual level with bedroom separate from living areas
- Open plan living and dining area
- Timber accents throughout
- Timber kitchen with lots of storage
- Bathroom boasts both a shower and a bathtub, accompanied by the convenience of a separate toilet in the laundry
- Low maintenance enclosed private backyard
- Single lock-up garage with a separate laundry and internal access ensures secure parking and practical living
- Smart investment, previous tenant paid \$450 per week
- Situated in a well-regarded complex tucked away from the street, close to the heart of the CBD

Enjoy the ease and convenience with all the amenities you need just steps away. Don't miss out on this versatile gem!

**\*\*Strata: \$549 per quarter\*\***  
**Council Rates: approx. \$1,696.53 p/a\*\***  
**Rental Appraisal: \$450p/w**