

**31 Stewart Street, Bathurst, NSW 2795**

**Raine&Horne.**

**Sold House**

Friday, 5 April 2024

**31 Stewart Street, Bathurst, NSW 2795**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1021 m2**

**Type: House**



Heidi Muldoon

0417014611

**\$750,000**

Situated just steps away from the Macquarie River, this comfortable three-bedroom home boasts sun-drenched interiors and a warm, homely ambience throughout. Nestled peacefully on an established 1,021sqm corner block with granny-flat potential (STCA), this delightful property is conveniently located within walking distance to local parks, sporting complexes and the CBD. Sure to surpass your expectations, an inspection is a must. Features include but are not limited to:

- Light-filled, open-concept kitchen, living and dining area with a northerly aspect
- Attractive kitchen with electric cooking, timber benches and ample storage space
- Three generously sized bedrooms all equipped with built-in wardrobes
- Three-way family bathroom plus an additional WC off the laundry
- Ducted reverse cycle heating and air conditioning throughout
- Undercover alfresco entertaining area plus a full-length pergola
- Double garage with internal access plus a separate double-bay shed with power
- Side access through an automatic gate to the established and enclosed rear yard
- Solar power system with 16 north to north-east facing solar panels
- Just a short walk to local parks, the dog park, sporting complexes and the CBD