

414 Howick Street, Bathurst, NSW 2795

@realty

House For Sale

Wednesday, 8 May 2024

414 Howick Street, Bathurst, NSW 2795

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



Mark Sullivan
0429954990

Expression of Interest

STUNNING RESIDENCE OR VERSATILE AIRBNB OPPORTUNITY 3-4 BED / 2 BATH / 3 TOILETS / 4 CAR / 809 SQM

Welcome to "Parkview" an expansive executive residence in a premium central Bathurst Parkland location. Parkview is located only a 10-minute walk to the Bathurst CBD in an elevated position opposite Bathurst's best urban park. Victoria (or Hospital) Park encompasses the Bathurst Adventure Playground, a new addition to Bathurst's many family-friendly lifestyle enhancements. This well-appointed home, currently operating as an exclusive B & B welcomes natural light via the northerly aspect, diffused by the parkland trees. Parkview would suit downsizers looking for 3-4 beds with 2 bathrooms and a low maintenance garden. It is a perfect investment purchase as you can continue to operate as a successful airbnb. Families will love the location being opposite one of Bathurst's largest parks and playgrounds. "Parkview" includes but is not limited to:

- Three Queen bedrooms and 2 bathrooms including a newly renovated ensuite.
- Modern kitchen with generous storage flowing to dining and entertaining.
- Generous storage throughout including multiple storage cupboards and walk in linen.
- Separate dining room (suitable for small meetings up to 12).
- North-facing lounge room with cozy instantaneous gas log fire plus reverse cycle air conditioner in dining room.
- Two large lounge areas including front lounge with park views plus sunroom/conservatory with garden views at rear.
- Oversized laundry/ironing room.
- Double garage plus double carport with storage at rear.
- Terrace Balcony with park and mountain views.
- Low maintenance established garden plus third toilet off side access driveway. Side access driveway enables access to home via side entrance enabling the front stairs to be completely bypassed. Perfect for delivering groceries straight into the kitchen.
- Huge inclusion list - walk in walk out opportunity available with 95% of all furniture available as part of the purchase. If purchased as an airbnb, all forward bookings will be given to the purchaser. If purchased as a residence, home may be purchased with vacant possession.

LOCAL AMENITY: Surrounded by quality historic homes with character. Directly opposite Hospital (Victoria) Park and Bathurst's Adventure Children's Playground. Nearby sporting facilities include Bathurst Tennis Centre, Bathurst Netball, Bathurst Bridge Club, Bathurst Tenpin Bowling Centre.

WALK TO: Park 1 min, Base Hospital 5 min, Bathurst CBD 10 min.

CONSTRUCTION: Double brick

LAND SIZE: 809 square metres. **HOUSE SIZE:** 513 m2 (approx) **RATES:** \$3,369pa (approx.) **ZONING:** General Residential **RENTAL APPRAISAL:** \$650 Per week **AIRBNB:** Guide \$260 per night for 2, \$55 per extra person. Peak rates also apply. **HEATING/COOLING:** Instantaneous Gas Fireplace, reverse cycle AC plus electric heaters.

SELLING AGENT Mark Sullivan 0429 954 990 MSP / Atrealty 248 Howick St Bathurst NSW 2795 sully@atrealty.com.au

*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. Prospective purchasers are advised to carry out their own investigations.