

5/44 Rankin Street, Bathurst, NSW 2795



Townhouse For Sale

Thursday, 11 April 2024

5/44 Rankin Street, Bathurst, NSW 2795

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Mark Sullivan

\$590,000

5/44 RANKING ST BATHURST NSW 27952 BED / 2 BATH / 1 CARPRICE GUIDE \$560,000 - \$590,000STUNNING GROUND FLOOR TWO BEDROOM CBD VILLAWalk to everything in this spacious Bathurst CBD Villa. Located on the edge of Bathurst CBD in lower Rankin St. Its a 5 min walk to cafes, bakery, eateries and retail shops. This ground floor villa would suit independent retirement living or low maintenance CBD living. It would also make an ideal investment, tapping into Bathurst's high rental demand market. This is a modern, light filled, open plan villa and offers the following fantastic features: Oversized main bedroom with walk in robe and ensuite Bedroom two offers built in robe and is located opposite the main bathroom. Large open plan kitchen / dining / family room flowing to alfresco courtyard Great kitchen with stone benchtops, island bench, 900mm gas cooktop and oven, rangehood, dishwasher and double sink. Security screens on on windows in living areaa and front door. Sunny enclosed courtyard with grey water tank Instantaneous gas hot water system Daiken ceiling ducted heating and cooling air con. All windows with vertical blinds Single lock up garage with remote door and additional storage room Spacious laundry with storage cupboards CONSTRUCTION: ? Brick veneer, tiled living, carpeted bedrooms VILLA SIZE: ?? 177 m2 (to be confirmed once contract received) RATES: ?? ? \$1,751 pa (2023) STRATA: \$1,512 pa Manager APS Strata Management Bathurst ZONING: ?? R1 residential RENTAL APPRAISAL: ? \$410 per week HEATING/COOLING: ? Daiken ceiling ducted reverse cycle heating and cooling INSPECTIONS: Via advertised opens and private inspections with agent. SELLING AGENT Mark Sullivan 0429 954 990 MSP / Acrealty 248 Howick St Bathurst NSW 2795