

# 58 Fish Parade, Gormans Hill, NSW 2795



## House For Sale

Wednesday, 10 January 2024

58 Fish Parade, Gormans Hill, NSW 2795

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 670 m2

Type: House



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**\$489,000**

For those looking to enter the market via a neat and tidy property with zero maintenance required, your search ends here. Featuring three bedrooms, one bathroom, large eat-in kitchen and the cosiest of loungerooms with charming architectural features, you will be instantly impressed with the value for money this residence offers. Property features include: \* Loungeroom features brick fireplace, timber floorboards and beautiful timber sash windows. \* Spacious eat-in kitchen with freestanding gas oven/cooktop, dishwasher and plenty of storage space. \* Three bedrooms, main with open built-in wardrobe. \* Bathroom features shower-over-bath and vanity. Separate toilet. \* Functional laundry with external access. \* Recently painted internally. \* Painted externally (including roof) in 2022 as well as new gutters, fascia and downpipes. \* Enclosed backyard features undercover pergola, garden shed and established gardens. \* Single lock-up garage plus plenty of off-street driveway parking space. \* New gas hot water heater. \* Close to Bathurst Private Hospital, Mackillop College and public transport. \* Rental potential of approximately \$410 - \$440 per week.