

# 70 Railway Parade, Bathurst, NSW 2795

**McGrath**

## Sold House

Friday, 29 September 2023

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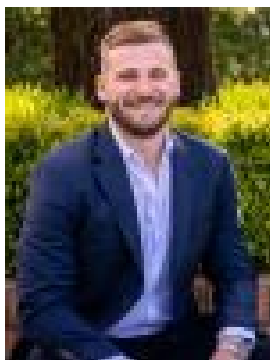
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 256 m<sup>2</sup>

Type: House



Jake Crooks  
0431777752

**\$480,000**

Nestled in the heart of Bathurst, this enchanting two-bedroom cottage on Railway Parade is a true gem. From its immaculate presentation to its convenient location, this home offers everything you've been searching for. This gorgeous country cottage exudes warmth and character. Situated in a peaceful cul-de-sac close to town, it has recently been painted throughout, with major improvements completed to ensure your comfort. Inside, you'll discover two cozy bedrooms, both featuring ceiling fans, with one bedroom offering convenient built-in wardrobes. The modern bathroom and kitchen come with gas heating and additional ceiling fans in the lounge for year-round comfort. Outside, a fully enclosed backyard awaits, complete with a shed and a delightful veggie patch for those with a green thumb. If you've been dreaming of a charming country cottage that blends the best of period features with modern convenience, look no further. Don't miss out on this incredible opportunity. Contact Jake Crooks on 0431 777 752 today to schedule a viewing and make this dream property yours!

**FEATURES-** This cottage has been lovingly maintained and boasts a flawless presentation that will steal your heart.- Take a short stroll to find yourself amidst shops, schools, and parks. Convenience at its finest!- The charm of this home is enhanced by its period features, including high ceilings and polished floorboards. A touch of history in modern times!- The modern bathroom and renovated kitchen are equipped with high-quality appliances, making daily life comfortable and enjoyable.- Say goodbye to parking woes with the convenience of off-street parking.- Unwind in your private backyard, surrounded by lush greenery. A perfect retreat after a long day.- Dishwasher in the kitchen - Log Effect Gas Heater

**FAST FACTS-** Land size: 256 sqm- Home size: 111 sqm- Land rates: Approx. \$2075.09 per year

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