

**73 College Road, South Bathurst, NSW 2795**



**Sold House**

Friday, 29 September 2023

73 College Road, South Bathurst, NSW 2795

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 616 m2**

**Type: House**



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## Contact agent

Introducing a fantastic opportunity for investors and home buyers alike this down-to-earth yet exceptional home, offers more than meets the eye. Whether you're a hardworking homebody, an investor looking for an already tenanted home, or a family looking for a peaceful retreat, get ready to be captivated by this practical, perfect living space. This functional property offers two large living areas and separate dining, as you step out the back door, your slice of paradise awaits - welcome to a spacious outdoor entertaining deck and an effortlessly maintained large yard that overlooks views back over to Mount Panorama! What we love about the property:

- Set on a 616 sqm block close to the University and Bathurst CBD
- Three spacious bedrooms all with built-ins
- Good size lounge room with separate dining off kitchen
- Very spacious family room with wood fire along with split system heating & cooling
- The kitchen hosts electric cooking
- Bathroom has separate shower & bath
- A wonderful timber deck area with great views completes the picture, along with a single carport with side access to secure yard- plus large garden shed with power
- Quality tenants in place at \$430 pw until 22nd April 24
- Rental appraisal of \$500 p/w

This large brick family home is a must see, contact our team to book your inspection today! \*\*Council rates approx. \$2,174.29 p/a