

**79 Lambert Street, Bathurst, NSW 2795**

**@realty**

**Sold Townhouse**

Wednesday, 17 April 2024

79 Lambert Street, Bathurst, NSW 2795

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Mark Sullivan

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## Contact agent

Sensationally located Bathurst three bedroom CBD Villa located directly opposite redeveloped Centennial Park. Ideal downsizer or low-maintenance residence. Close to schools, parks, shops, cafes, library and cinema. Walk or drive. Unlike many Bathurst Villas, this spacious property has a street-front driveway into your lock-up garage. This means you can drive into your property as opposed to a shared driveway. The property is being offered for sale via Expressions of Interest campaign. Offers to be submitted in writing to MSP Real Estate. 79 Lambert offers you the following advantages: 3 BED / 1 BATH / 1 CAR - Three bedrooms, all with built-ins, two with wall-mounted reverse cycle heating and cooling. - Main bedroom flows to two-way bathroom with a separate vanity and toilet. - Two living areas including front lounge room flowing to open plan kitchen / dining / lounge area. This then flows to a under cover private courtyard offering al-fresco dining, or space for pets. Living areas have a Daiken reverse cycle heating and cooling unit. - Modern kitchen with dishwasher and fridge included. - Single lock up garage with auto remote plus a single off-street car park in front of the roller door. Internal access to kitchen from garage makes shopping a breeze. - Two outdoor living areas including front veranda overlooking Centennial Park plus rear courtyard. - Front door with security screen plus security screens on all street front windows. CONSTRUCTION: c 1998 Brick veneer, tiled living, carpeted bedrooms VILLA SIZE: 227 m<sup>2</sup> RATES: \$1,833 pa STRATA FEES \$612.50 per quarter STRATA MGR APS Strata Management. Contact admin@apsstrata.com.au / 0429 639 819 RENTAL APPRAISAL: \$480 pw HEATING/COOLING: Daiken reverse cycle heating and cooling units x 3. Gas heating ducted to ceiling has been disconnected but could possibly be reinstated. INSPECTIONS: Advertisements and private inspections available Expressions Of Interest campaign. Offers requested to be submitted in writing by Tuesday 14th May 2024. PRICE GUIDE \$590,000 SELLING AGENT Mark Sullivan 0429 954 9900 MSP Real Estate / Atrealty 248 Howick St Bathurst NSW 2795E 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.