

92 Russell Street, Bathurst, NSW 2795

@realty

Townhouse For Sale

Saturday, 6 April 2024

92 Russell Street, Bathurst, NSW 2795

Bedrooms: 5

Bathrooms: 3

Area: 443 m2

Type: Townhouse



Mark Sullivan

Auction

"PALMERA" 5 BED / 3 BATH / 0 CAR / 443m² 292 RUSSELL ST BATHURST NSW 2795 AUCTION 11.00AM FRIDAY 3RD MAY

Welcome to Palmera, where modern day convenience meets historical charm. This stunning fully renovated property offers you an absolutely lovely four bedroom Victorian Terrace plus a designer stand alone one bedroom apartment at the rear. Walk to everything as this charming property is two blocks from Bathurst Railway Station and two blocks to Bathurst CBD shops and eateries. Palmera offers you the following features:

Grand Victorian Terrace Ground Floor - two large living and lounge rooms with ornate repurposed decorative fireplaces and tonnes of natural light. **New combined bath / laundry** flowing to new kitchen with stone benches and flowing to dining. **First Floor** - offers you two master bedrooms plus two queen bedroom, a stunning full bathroom with tub, shower and vanity. The front master bedroom has a great balcony looking towards the mountains and CBD Bathurst. Gardens are low maintenance and have been fully landscaped with feature gabion walls retainers, the properties namesake, two mature Palm Trees, Silver Birches and ornamental Pear Trees. **Designer Apartment / Studio** Stand alone one bedroom studio with cathedral ceilings, kitchenette, combined laundry / bath and a unique loft storage area with its own balcony. The apartment is at the rear of the block and is access from two side lanes and as such, the occupants do not have to access the main home. This would be ideal for dual family living or to provide rental income. Would also make a great entertainment room, man or woman cave, or teenager retreat.

CONSTRUCTION: Double brick, iron roof. Studio is cladding and steel sheeting. **LAND SIZE:** 443 m² **RATES:** \$2268pa (approx.) **ZONING:** R1 Residential **FENCING:** Fully fenced, front and back yards **LOCALITY:** Bathurst CBD, two blocks from Railway Station and two blocks from eateries and shops **RENTAL APPRAISAL:** Four bedroom Terrace - \$660 - \$750pw Designer apartments - \$250 - \$300 pw **UTILITIES:** Town water, gas and sewer and mains electricity. **HEATING/COOLING:** Wood fire places, multiple wall mounted reverse cycle a/c units. **PARKING:** Two offstreet carparks at rear + street side + community carpark at rear. **INSPECTIONS:** Advertised opens plus private appointments **AGENT:** Mark Sullivan, Director MSP Real Estate 0429 954 990 sully@atrealty.com.au 248 Howick St Bathurst NSW 2795 **AUCTION:** 11.00AM FRIDAY 3RD MAY **AUCTION ROOM:** The Greens On William Function Room 23 William St Bathurst NSW 2795 **PEST & BUILD** Reports are available plus potential purchasers are welcome to organise their own. *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.