

# 1, 2 & 3/13 Cross Street, Bathurst, NSW, 2795



## Block Of Units For Sale

Thursday, 5 September 2024

1, 2 & 3/13 Cross Street, Bathurst, NSW, 2795

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 4**

**Type: Block Of Units**

## EXCEPTIONAL INVESTMENT OPPORTUNITY

Being offered in a line of three units (1 x 3-bedrooms & 2 x 2-bedrooms) in an increasingly popular precinct of Bathurst's town centre is this unique investment opportunity not to be missed. The option is available to occupy one dwelling whilst leasing the other two or simply lease all three dwellings as part of an impressive portfolio of properties which require little to zero maintenance.

Property features include:

### UNIT 1 (VILLA)

- Three bedrooms with built-in robes.
- Master bedroom features an ensuite bathroom and walk-in robe.
- Open-plan living/dining/kitchen area with ceiling fans.
- Modern kitchen with electric cooktop, oven, dishwasher and plenty of cupboard space.
- Main Bathroom features bath, shower, vanity and toilet.
- Good-sized laundry with built-in storage cupboard.
- 2x built-in storage/linen cupboards in the hallway.
- Reverse cycle ducted heating and cooling throughout.
- Enclosed courtyard with re-tractable awnings.
- Double lock-up garage with internal access.
- Rooftop solar system.
- Rent Potential: \$540 - \$560 per week (approx).

### UNIT 2

- Two good-sized bedrooms with built-in robes.
- Spacious open-plan living/dining area.
- Modern kitchen with electric cooking, dishwasher, pantry cupboard and ample storage space.
- Bathroom features shower, bath, vanity, toilet and access to the main bedroom.
- Laundry includes exterior access and convenient second toilet.
- Two built-in linen/storage cupboards.
- Secure, low-maintenance courtyard and undercover entertaining area.
- Ducted heating and cooling throughout.
- Single lock-up garage with internal access.
- Rent Potential: \$420 - \$450 per week (approx).

### UNIT 3

- Two good-sized bedrooms with built-in robes.
- Spacious open-plan living/dining area.
- Modern kitchen with electric cooking, dishwasher, pantry cupboard and ample storage space.
- Bathroom features shower, bath, vanity, toilet and access to the main bedroom.
- Laundry includes exterior access and convenient second toilet.
- Two built-in linen/storage cupboards.
- Single lock-up garage with internal access.
- Secure, low-maintenance courtyard.
- Ducted heating and cooling throughout.
- Rent Potential: \$420 - \$450 per week (approx).

### GENERAL

- Council Rates: \$6,820 per year (total for all units)

Nearby places of interest:

- Bathurst Railway Station: 2 min drive (700m approx)
- Bathurst South Public School: 3 min (1.3km approx)
- Mount Panorama: 4 min drive (2.4km approx)
- Bathurst CBD: 5 min drive (1.8km approx)