

38 Lambert Street, Bathurst, NSW 2795



House For Sale

Saturday, 29 June 2024

38 Lambert Street, Bathurst, NSW 2795

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 703 m2

Type: House



David Chapman
0466887252

\$549,000

Currently vacant, this solid three-bedroom home is positioned within Bathurst's Town Square and will appeal greatly to both first-home buyers as well as investors. Boasting a generous backyard, the opportunity exists for a dual occupancy development or granny flat (STCA). Many of the original features such as ornate ceilings, stained glass windows, timber mantle and picture rails have been retained. Original timber floorboards exist beneath the current carpets. Property features include:- Spacious living room with slow combustion wood fireplace and ceiling fan. - Three bedrooms, one with a ceiling fan and two freestanding wardrobes. - Eat-in kitchen features plenty of cupboard space, pantry and freestanding oven with gas cooktop. - Tidy bathroom includes shower-over-bath, vanity and toilet. - Convenient boot room off the laundry. - Second toilet outside. - Single lock-up garage with workshop plus plenty of driveway parking space.- Large backyard with pergola area. - Council Rates: \$2,893 per year (approx).- Recently rented for \$460 per week. Nearby places of interest:- Mount Panorama Racing Circuit: 3km (5 min drive) approx.- Charles Sturt University: 1.8km (3 min drive) approx.- Bathurst CBD: 2km (4 min drive) approx.- 'Food We Do' Cafe & Coffee: 300m (5 min walk) approx.- Railway Hotel: 100m (1 min walk) approx. Call David to schedule your inspection.