

**39 Seymour Street, Bathurst, NSW, 2795**

**McGrath**

**House For Sale**

Tuesday, 6 August 2024

39 Seymour Street, Bathurst, NSW, 2795

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jake Crooks

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## Three Bedroom Central Gem

Located just steps from the vibrant heart of Bathurst's CBD, this property offers unparalleled convenience and access to a bustling urban lifestyle. Whether you're looking to dine out at a cozy restaurant, explore charming local shops, or immerse yourself in the vibrant community of Bathurst, this prime location puts everything at your fingertips. Stepping inside the home the moment you cross the threshold it is like entering a sanctuary of comfort and elegance. You are greeted with high ceilings, picture rails that wrap the walls and ornate cornices. The formal lounge to the front of the home bathes in natural sunlight while the open plan kitchen and dining area is versatile, spacious and perfect for entertaining with family and friends or enjoying a cozy night in. This home is the complete package and is a must see.

### FEATURES:

- Three bedrooms all with built-ins
- Open plan kitchen/ living area
- Central location
- Secure courtyard
- Single lock up garage
- Ducted heating and cooling
- High ceilings

### FAST FACTS:

- Land size: Approx. 472sqm
- Rates: Approx. \$ 2908.31 pa
- Rent potential \$550pw
- School zoning Bathurst Public School 1.15km | Bathurst High School 1.6km

### DISCLAIMER

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