

56 Hill Street, West Bathurst, NSW 2795

House For Sale

Wednesday, 3 July 2024

56 Hill Street, West Bathurst, NSW 2795

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 664 m2

Type: House



David Chapman
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\$445,000

Enter the market right here via this neat and tidy two-bedroom home packed with cosy characteristics and side access to the 3-bay Colorbond shed (double garage and single carport). A solar system has been installed on the north-facing section of the roof, resulting in a huge reduction in power bills. Timber floorboards are a real feature of the home along with sash windows and the quaint slow-combustion fireplace. Property features include:- Spacious north-facing living room with woodfire, ceiling fan, split system AC and timber floorboards.- Two good-sized bedrooms with built-in robes, timber floorboards, ceiling fans and window-mounted A/C's.- Kitchen includes electric oven, gas cooktop and ample cupboard space. - Convenient dining area adjacent to the kitchen.- Tidy bathroom with shower-over-bath, toilet and vanity.- Storage cupboard in the hallway. - Laundry allows exterior access. - Double lock-up garage in the backyard with undercover patio attached (or convenient third car space).- Large, fully fenced low maintenance rear yard.- Rooftop solar system. - Council Rates: \$2,294 per year.- Rent Potential: \$360 - \$390 per week (approx). Nearby places of interest:- Bathurst West Primary School: 300m (5 min walk)- Assumption Primary School: 700m (10 min walk)- Bathurst CBD: 2.8km (5 min drive) approx.- Charles Sturt University: 2.8km (5 min drive) approx. Call David to schedule your inspection.