






10 Ophir Street, Bathurst

Heritage Charm Meets Modern Luxury on a Spacious CBD Block

Welcome to 10 Ophir Street, a home that offers a rare blend of timeless character and contemporary sophistication, perfectly positioned in the heart of the Bathurst CBD.

This modernised 1920s residence sits on a generous 1,135m²/u178? block, showcases three spacious bedrooms, two elegantly updated bathrooms and two beautifully proportioned living areas. The formal lounge, complete with a charming gas fireplace, flows seamlessly into the expansive open-plan kitchen, meals and family area - a space designed for both modern family living and effortless entertaining.

The kitchen has been thoughtfully upgraded, offering abundant storage, premium finishes and generous preparation space. Comfort is assured year-round with three split-system air conditioners, while the outdoor covered pergola invites relaxed alfresco dining. Complementing the home's functionality are a double garage with workshop space, a separate office and additional sheds that maximise the benefits.

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FOR SALE
Expressions Of Interest

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Hard to find in the Bathurst CBD, the 1125sqm block has potential for dual occupancy and a two lot subdivision (STCA). Invest for your future; retire and enjoy the gardens shedding and lifestyle. Develop and downsize down the track and this could be the perfect Retirement nest egg.

Boasting Blue Mountains views and a versatile layout, this property combines heritage charm with modern convenience. Just minutes from Bathurst's vibrant town centre, schools and parks, this is an exceptional opportunity for buyers seeking a refined, one-of-a-kind home. Homes of this variety are a rare opportunity, contact Mark or Ella to book a private inspection today.

With features including but not limited to:

- Three bedrooms (main bedroom with built in wardrobe)
- Updated bathrooms with modern yet classic features
- Timeless kitchen with 20mm stone bench tops and ample storage
- High ceilings with ornamental pressed metal
- Leadlight windows
- Split Systems in 2 bedrooms and main lounge
- Two gas fires
- 6.6kw solar
- Two bay, fully powered shed with detached office space
- Additional 3 Bay shed, with extra off street parking available
- Blue Mountains Views
- Located a short walk to local parks, cafes, shops, schools and public transport options
- Quiet cul-de-sac in the heart of the Bathurst CBD

Rates: \$3950.28 (approx.)

MORE DETAILS

Property ID	2BYHZ6
Property Type	House
Land Area	1116 m2
Including	Air Conditioning Toilets (2) Courtyard Deck Dishwasher Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

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