



9 Torch Street, Bathurst

3 1 0

#### FOR SALE

Guide \$570,000 - \$600,000

#### VIEW

Sat 24th Jan @ 10:30AM - 10:50AM

#### AGENTS

Mark Dwyer

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Abby De Losa

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#### AGENCY

LJ Hooker Bathurst

02 6331 5041

## Granny Flat Potential in Prime South Bathurst Location

Set on an expansive 736sqm block close to the heart of Bathurst, 9 Torch Street presents an exceptional opportunity for first home buyers and investors. Whether you're looking to move in, invest, or unlock its development potential, this property offers versatility in one of Bathurst's most convenient locations.

The home features 3 well sized bedrooms, a functional living space, and a central kitchen which is comfortable and ready to occupy or rent out while you explore future plans. With a large, level yard and potential for side-access, the site is brimming with possibilities for extension, renovation or redevelopment (STCA).

Located close to schools, parks, shopping, and just minutes from the CBD, this property offers outstanding opportunity. Rarely does a block with this much scope come to market in such a sought-after pocket of South Bathurst. Don't miss out - contact Mark or Ella to book your inspection.

Features include:

- 3 Well sized bedrooms
- Central Bathroom

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Convenient living space with an abundance of natural light
- Timeless kitchen with ample storage and priming space
- Floorboards throughout
- Gas Heating
- Gas cooking
- Under cover rear alfresco
- Fully fenced rear yard
- 736sqm block size
- Rear Garden Shed
- Rental Potential of \$530 per week

Rates: \$2656.02 (approx.)

## MORE DETAILS

Property ID	2C6HZ6
Property Type	House
Land Area	736 m <sup>2</sup>
Including	Toilets (1)

