



4c Upfold Street, Gormans Hill

## Smart Buying, Close to the Bathurst CBD

Positioned in an established and quiet pocket, 4C Upfold Street is a practical and modern home, close to the Bathurst CBD. With proven rental return, this well-maintained home would make an ideal, set and forget addition to any property portfolio.

The spacious layout features an open plan living, dining and kitchen area. On the outside, the home is complemented by a manageable and established yard. Its position places you within easy reach of Bathurst CBD, local schools, shops and sporting facilities, making day-to-day living both convenient and enjoyable.

Whether you're looking to enter the market, or expand your property portfolio, 4C Upfold Street is an opportunity worth inspecting. Contact Mark or Ella to arrange an inspection today!

### Property Features Include:

- Four spacious bedrooms, all with built-ins
- Two bathrooms
- Open-plan living and dining area
- Well-appointed kitchen with ample bench and cupboard space
- Split-system air conditioning

4 2 2

### FOR SALE

Guide \$740,000 - \$760,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Bathurst  
02 6331 5041

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Interested parties must rely solely on their own enquiries.



- Plenty of natural light throughout
- Double lock-up garage with internal access
- 426sqm Low-maintenance yard
- Close to Bathurst CBD, schools, shops and sporting facilities
- Rental Potential of \$700 per week

Rates: \$3,104.51 (approx.)

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 2QQHZ6           |
| Property Type | House            |
| Land Area     | 426 m2           |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Toilets (2)      |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Fully Fenced     |
|               | Remote Garage    |

### Mark Dwyer 0498 003 774

Director | Licensee In Charge | Sales Agent |  
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