

## West Bathurst, 11 Edgell Street

898sqm Block with Granny Flat Potential

This meticulously renovated brick home is set to impress! Offering 4 Bedrooms, 2 Bathrooms and a sizeable 898sqm block this property presents the ideal opportunity for families and investors alike. Providing the perfect blend of original charm and modern designer features throughout this home has truly been transported into a stylish haven.

Original features such as Bathurst Brick feature walls and beautiful polished timber floorboards throughout and modern features such as designer cladding, an open fire place and a built-in display nook. Conveniently within close proximity to schools, shops and facilities and with side access and access to the reserve behind! Call Mark Dwyer today to book your inspection! 0498 003 774

With features including but not limited to:

- \$650 per week rental return plus granny flat potential
- Spacious main bedroom with ensuite and built-in robe



**Disclaimer:** 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.

**SOLD**

4

2

1

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1SCHZ6](http://ljhooker.com.au/1SCHZ6)

**Contact**  
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**LJ Hooker Bathurst**  
**02 6331 5041**



- Additional 3 well-sized bedrooms all built-in robes
- Large open plan kitchen, living and dining area
- Recently renovated light-filled kitchen with copious bench space, walk through pantry and timber benchtops
- Modern main bathroom with freestanding bath tub
- Split system plus freestanding wood fire providing the perfect ambience
- Outdoor timber deck with pergola and views to the established yard
- Access to the garage and workshop area from the rear of the house
- Significant under house storage
- Laundry off the garage with internal access from upstairs
- Side access
- Solar system (approx 5kw)
- Ideal location on a quiet and revered street within close proximity to schools, shops and facilities

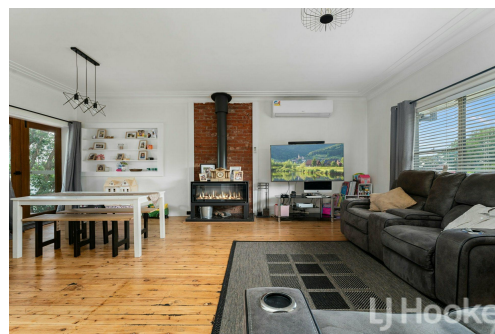
Rates: \$2500.25 p.a

## More About this Property

|               |   |
|---------------|---|
| Property ID   | 1SCHZ6  |
| Property Type | House   |
| Land Area     | 898 m²  |
| Including     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Fire Place<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Floorboards<br>Built-in-Robes<br>Fully Fenced |

**Mark Dwyer 0498 003 774**  
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