








13 Monty Walk, West Bathurst

# Solid Investment With Proven Return

Located in a convenient and sought-after pocket of West Bathurst, 13 Monty Walk presents a fantastic opportunity for those seeking an ideal investment or first step.

Inside, the home offers three well-sized bedrooms, each featuring built-in wardrobes, and showcases updated paint and flooring. The layout flows through to a functional kitchen complete with ample storage and generous bench space.

The property continues to impress with a spacious backyard, complemented by a covered alfresco area. The yard is easily accessible via wide side access, adding to the homes practicality.

Whether you're entering the property market, downsizing, or looking for a solid investment, this home offers a well-rounded package in a convenient location.

Property features include:
- Current rental valuation at $510 per week
- Three well-sized bedrooms, all with built-in wardrobes
- Light-filled living area with a functional layout

3 1 1

**FOR SALE**
Guide $570,000 - $600,000

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Interested parties must rely solely on their own enquiries.

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- Updated paint and carpet
- Well-appointed kitchen with ample storage and generous bench space
- Neat and tidy bathroom
- Internal laundry
- Spacious, low-maintenance backyard
- Covered alfresco area ideal for entertaining
- Side access
- 450sqm, low maintenance block
- Convenient location close to local schools, shops and public transport options
- Just a short distance to the Bathurst CBD

Rates: $2,742.98 (approx.)

## MORE DETAILS

| | |
|---|---|
| Property ID | 2JXHZ6 |
| Property Type | House |
| Land Area | 450 m2 |
| Including | Air Conditioning |
| | Toilets (1) |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Fully Fenced |















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