



17 Moresby Way, West Bathurst

## A quality home, with quality potential




Welcome to 17 Moresby Way, a comfortable home in a quiet, convenient location. Offering a practical layout with a light-filled living space, this property is perfectly suited to first-home buyers or investors seeking an easy care, low-maintenance option to add to their portfolio.

The home features an open living and dining area, an updated kitchen, two bedrooms and a tidy bathroom. The converted studio makes an additional bedroom, perfect for guests or multi-generational living.

Set in a peaceful street just minutes from schools, shops and the Bathurst CBD, this property delivers everyday convenience and solid value. A straightforward, move-in-ready home in a well-established pocket of West Bathurst - don't miss out. Contact Mark or Ella to arrange an inspection today!

Features Include:

- 2 Good sized bedrooms with built in wardrobes
- Additional studio or 3rd bedroom
- Open living, dining and kitchen area

3  1  1 

**FOR SALE**

Guide \$500,000 - \$520,000

**VIEW**

Sat 13th Jun @ 11:00AM - 11:20AM

**AGENTS**

Mark Dwyer

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**AGENCY**

LJ Hooker Bathurst

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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.

 **LJ Hooker**

- Well maintained kitchen with ample storage
- External Laundry
- Split system heating and cooling for year round comfort
- Wood floors throughout
- Close to local schools, shops, parks and public transport facilities
- Rental potential of \$500 per week

## MORE DETAILS

Property ID                    2EVHZ6  
Property Type                House  
Land Area                    422 m2  
Including                        Toilets (2)

### Mark Dwyer 0498 003 774

Director | Licensee In Charge | Sales Agent |  
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### Abby De Losa 0402 203 795

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