



18 Slim Street, West Bathurst

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## A Prime Investment in a Quiet and Convenient Location

Well maintained, brimming with opportunity and providing excellent value, 18 Slim Street produces a smart opportunity for those in search of a standout home.

Set in a quiet West Bathurst street, this home includes three good-sized bedrooms, a central and convenient bathroom and a well-appointed, light filled kitchen. With timeless wood flooring in addition to fresh paint and carpet, this home showcases true character.

With a 639sqm block size, a single carport with drive through side access, and a prime location of being close to local schools, parks and shops - convenience is uncompromised. Don't miss out - contact Mark or Ella to book your inspection today.

### Features Include:

- Three good sized bedrooms (main with built-ins)
- Central bathroom
- Kitchen with ample storage and bench space
- Timeless and charming features throughout
- Separate lounge with woodfire
- 639sqm block size

### FOR SALE

Guide \$540,000 - \$560,000

### AGENTS

Mark Dwyer  
0498 003 774  
mark.bathurst@ljhooker.com.au

Abby De Losa  
0402 203 795  
abby.bathurst@ljhooker.com.au

### AGENCY

LJ Hooker Bathurst  
02 6331 5041

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 **LJ Hooker**

- Carport with side access
- Located close to local schools, parks and shopping facilities
- Rental Potential of \$520 per week
- Tenant currently in place

Rates: \$3,065.27 (approx.)

## MORE DETAILS

Property ID	2D9HZ6
Property Type	House
Land Area	639 m2
Including	Toilets (1)
	Built-in-Robes
	Fully Fenced

### Mark Dwyer 0498 003 774

Director | Licensee In Charge | Sales Agent |  
[mark.bathurst@ljhooker.com.au](mailto:mark.bathurst@ljhooker.com.au)

### Abby De Losa 0402 203 795

Sales Associate | [abby.bathurst@ljhooker.com.au](mailto:abby.bathurst@ljhooker.com.au)

### LJ Hooker Bathurst 02 6331 5041

89 William Street, BATHURST NSW 2795  
[bathurst.ljhooker.com.au](http://bathurst.ljhooker.com.au) | [bathurst@ljhooker.com.au](mailto:bathurst@ljhooker.com.au)

