



45 Commonwealth Street, West Bathurst

Retro, Renovated and Ready for you

Positioned on a generous parcel in a convenient location, this renovated retro home presents an exciting opportunity for investors, developers or buyers looking to secure a property with strong future potential. Combining classic character with modern updates, the home is ready to enjoy immediately while offering plenty of scope for future growth, redevelopment or subdivision (STCA).

Inside, the home has been tastefully refreshed with updated finishes throughout, creating a comfortable and functional living space suited to both owner occupiers and tenants alike. The light-filled layout includes a spacious living area, updated kitchen and dining space, 3 good-sized bedrooms and a convenient bathroom, all designed for easy everyday living.

Outside, the expansive block continues to impress. With ample space, on a 892sqm block, the property offers flexibility for future improvements, extensions or dual occupancy potential (STCA).

Offering immediate comfort, rental potential and exciting future possibilities, this is a rare chance to secure a property with both character and potential in an sought-after location close to the

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FOR SALE

Guide \$649,000 - \$679,000

VIEW

Sat 13th Jun @ 10:30AM - 10:50AM

AGENTS

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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**

Bathurst hospital and CBD. Contact Mark or Ella to book your inspection today!

Property features include:

- Renovated retro-style home
- Light-filled open plan living and dining area
- Updated kitchen with ample bench space and storage
- Three good-sized bedrooms
- Renovated bathroom
- Timber flooring throughout
- Separate laundry with external access
- Covered outdoor entertaining area with great aspect
- 892sqm block size
- Separate shed ideal for storage or workshop
- Rental potential \$600 per week
- Positioned close to schools, shops and public transport
- Walking distance to Bathurst Base Hospital

Rates: \$2,916.92 (approx.)

MORE DETAILS

Property ID	2MGHZ6
Property Type	House
Land Area	892 m2
Including	Air Conditioning Toilets (1) Balcony Floorboards Built-in-Robes Fully Fenced

Mark Dwyer 0498 003 774

Director | Licensee In Charge | Sales Agent |
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