



## 18 Macquarie Street, WEST BATHURST, NSW 2795

### Opportunity Galore in an Elevated Setting

Positioned in an established and sought-after pocket, this much-loved elevated family residence presents exceptional versatility, comfort and long-term potential. Capturing sweeping district views and abundant natural light, this home of solid brick construction offers a flexible floorplan ideally suited to growing families, multigenerational living or those seeking supplementary income from the approved detached granny flat which enjoys private side gate access from the street.

Thoughtfully designed for both functionality and lifestyle, the property has benefited from some expansion of living spaces, achieving multiple generous living areas, practical inclusions and the added advantage of a fully self-contained granny flat.

#### Property Features:

- Spacious formal living room enjoying a sunny aspect and expansive outlook
- Well-appointed kitchen seamlessly connecting to informal living and dining areas
- Ducted gas heating complemented by an electric split system for year-round comfort
- Generous bedrooms offering space and natural light

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** L14792944

**SALE DETAILS**

For Sale

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Andrew Crauford**

0417416205

- Extensive under-house storage providing exceptional practicality
- Solar panel system plus an enclosed glass sunroom/greenhouse
- Dedicated workshop area ideal for trades, hobbies with a large amount of additional storage
- Elevated north to north-east facing deck/landing capturing warmth and views
- Oversized single garage with automatic door access & internal access to lower ground level
- Separate self-contained one-bedroom granny flat - ideal for extended family or rental income

Set on approximately 657.6sqm, the property offers both immediate comfort and future opportunity in a highly desirable location.

Council Rates: \$2,835.07 per annum.

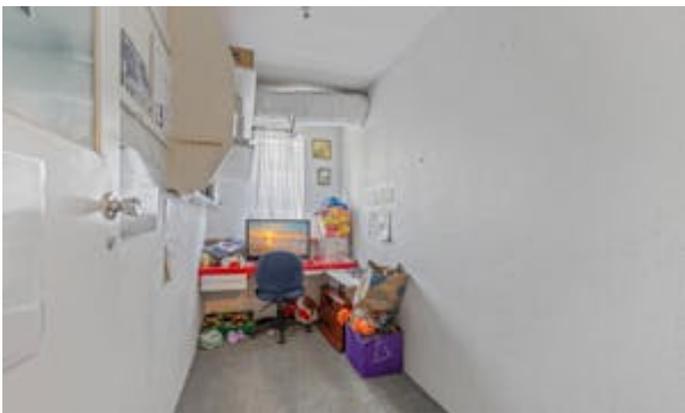
This is a property that offers genuine flexibility and appeal - an opportunity well worth your inspection.

Contact Andrew Crauford on 0417 416 205, Peta Cuter on 0401 860 497 or any of the Elders Emms Mooney team 02 6331 0744.

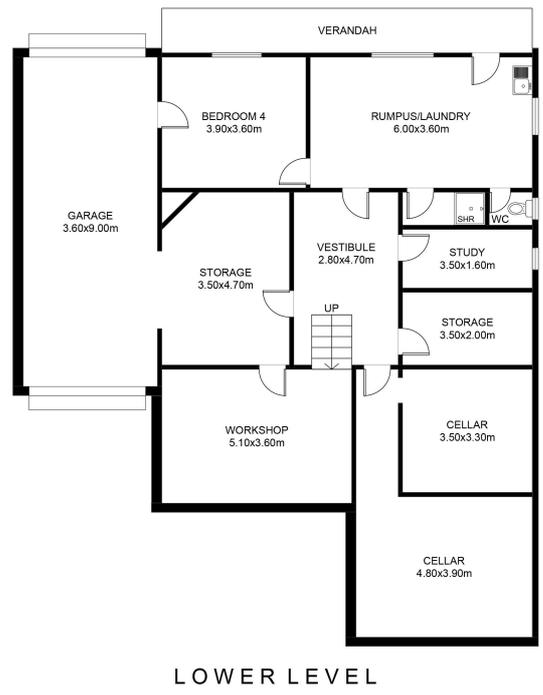
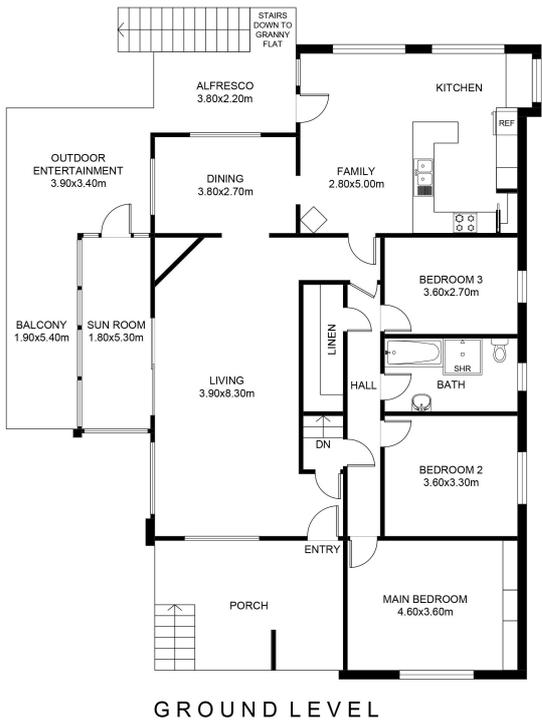
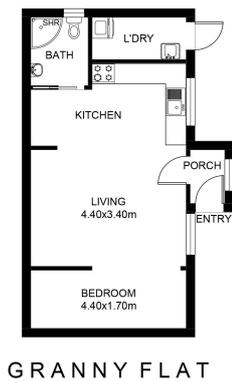
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 657.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- Ensuite
- Floorboards









This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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