



22 Scotia Avenue, OBERON, NSW 2787

Versatile Dual-Living Opportunity on 1088m² Block

Set on a generous 1088m² block, this impressive double-storey home offers exceptional flexibility for families, investors, or those seeking dual-living potential. With a fully self-contained studio on the ground floor and a separate three-bedroom residence upstairs, this property is packed with potential.

Ground Floor - Self-Contained Studio

The lower level boasts a spacious, fully equipped studio complete with kitchen, bathroom, and dining area. With its own private entry, this is the ideal space for extended family, guests, or dual living potential.

- Open plan living and dining area that flows seamlessly to the kitchen.
- Internal garage access.
- Functional fully serviced bathroom.
- Compact practical kitchen containing gas cooktop.
- Gas heating

TYPE: For Sale

INTERNET ID: L17153999

SALE DETAILS

For Sale

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

David Sellers
0452542323

Upstairs - Private Family Living

Completely separate from downstairs, the upper level features three well-sized bedrooms, two of which include built-in wardrobes. A light-filled family room flows seamlessly into the open-plan dining area and functional kitchen, creating a warm and inviting space for everyday living.

- Split system air conditioning and gas heating.
- Kitchen includes electric cooktop, dishwasher with ample cupboard and bench space.
- Recently updated with new paint and fittings throughout.
- Three large bedrooms, two which contain built in wardrobes.
- Enclosed sheltered porch.

Outdoor Features

A drive-through garage provides easy access to the expansive backyard - perfect for kids, pets, or even future development opportunities. With room to grow, garden, or entertain, the possibilities are endless.

- 1088m² block with drive-through garage access
- Garage contains a full working mechanics pit for all your DIY service needs.
- Garden shed for your storage needs.
- Uncapped potential for additions or the keen gardener.

Whether you're looking to accommodate extended family, generate rental income, or enjoy a spacious home with room to move, this versatile property is a rare find. Recently updated throughout, this outstanding property is ready to welcome you home to a life of space and room to grow into your future.

Don't miss your chance to make this exceptional residence your own, call to arrange an inspection today.

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

*Approximate.

- Land Area 1,088.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Floorboards



