



281a Keppel Street, BATHURST, NSW 2795

The Villa - Views & Stunning Quality

Renovated to the highest standard throughout, The Villa is located adjacent to the magnificent Blair Athol Mansion and enjoys the most magnificent views to the North-East across the Bathurst township.

Four bedrooms are offered through the two storey home, while a spacious rumpus room upstairs opens to the large upper terrace. Two bedrooms have an ensuite bathroom, while a third full bathroom is available also, as is a well appointed laundry.

The L-shape family & lounge room sits adjacent to the stone & stainless steel kitchen with access to the rear timber deck and front terrace garden.

The property enjoys absolute privacy from the road, sitting behind large automated metal gates.

Currently linked to the magnificent Blair Athol Estate, the property will be offered as an individual lot on 5 May. Arrangements will be made to fence the two properties consistent with the existing high quality landscape that the property enjoys.

TYPE: Sold

INTERNET ID: L22268692

AUCTION DETAILS

10:30am, Friday May 5th, 2023

CONTACT DETAILS

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

Andrew Crauford
0417416205

Summary:

- Four bedrooms, two boasting an ensuite, one on the ground floor
- Renovated throughout the villa boasts a touch of Tuscany, featuring a large upper terrace to capture North-Eastern views, while floor to ceiling windows pour sunlight through the home.
- Set on 512sqm grounds, the villa provides a perfect complement ensuring your guests have a beautiful private home while visiting.

Title Detail: Lot D // DP403371

Council Rates & Property costs available upon request

Contract For Sale: The draft Contract for Sale is available to interested parties upon request from the office of Elders Emms Mooney - 152 William Street Bathurst

Auction Details: The property will be offered on 5 May 2023; at The Auction Centre, 152 William Street Bathurst; at the same time as the Mansion lot and the Garden lot of Blair Athol.

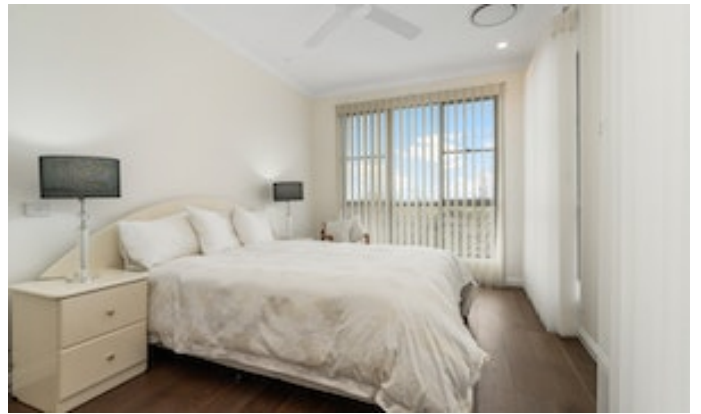
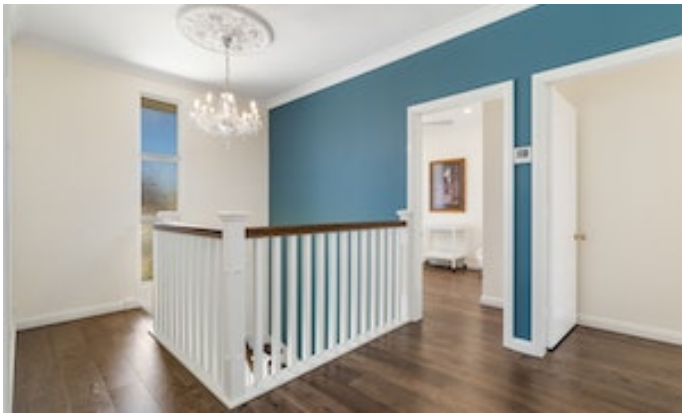
Enquiries:

Andrew Crauford | 0417 416 205

Lucy Nell | 0400 726 897

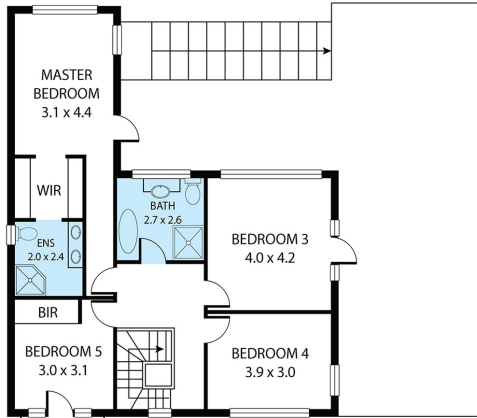
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 512.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double carport
- Ensuite
- Floorboards

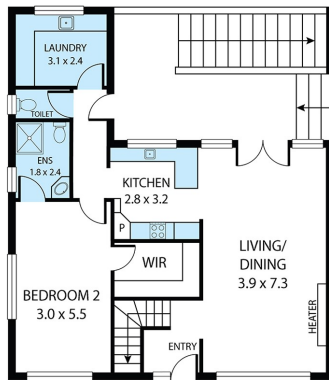




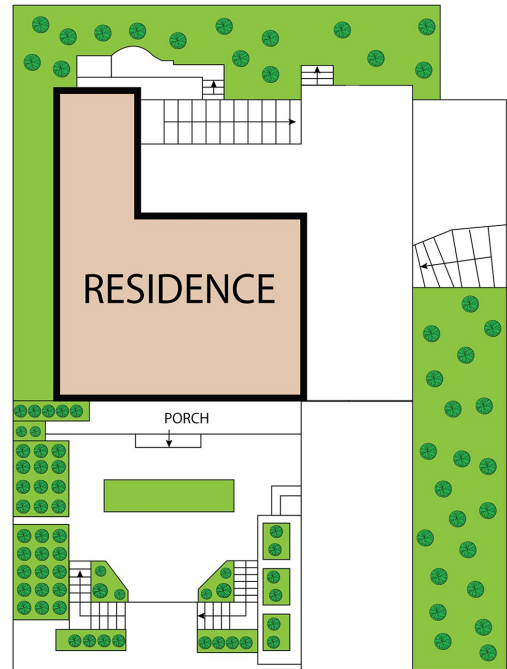
BLAIR ATHOL VILLA
281a Keppel St, Bathurst



FIRST FLOOR



GROUND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.