



## 110 Keppel Street, BATHURST, NSW 2795

### Unique Central Investment Opportunity

Step into this timeless art deco building, offering a world of convenience & comfort and style with this rare and highly sought-after 3-bedroom unit. With a tenant in place who is willing to stay on given the opportunity. Perfectly designed for modern living, this spacious abode offers everything you need to enjoy a relaxed and convenient lifestyle. Whether you're looking for a cozy home or a smart investment, this unit is a treasure not to be missed. This once in a lifetime opportunity to secure on or both large units within walking distance to so many facilities like shopping centres, churches, coffee shops and so much more!

#### Key Features:

- Extremely well situated in the CBD
- Spacious 2nd level unit with side access through to single carport
- Long term tenant in place who is willing to renew their lease
- Well proportioned open-plan living and dining
- Stunning floating timber floorboards throughout

**TYPE:** Sold

**INTERNET ID:** L29436050

#### SALE DETAILS

**Price Guide:** \$499,000 - \$540,000

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Kurt Waterford**  
0439642390

- Laundry with rear yard access
- Art deco timber features throughout
- Ducted heating through the ceiling
- Intercom security door access system

Not only does this unit offer an exceptional living experience, but you also have the unique opportunity to purchase both units in the complex, doubling your investment potential. Act quickly to secure this rare opportunity and make this extraordinary property your own! With an option to live in one and lease the other!

Don't miss your opportunity to inspect a truly one of a kind property with great potential. Call Kurt on 0439 642 390 for more information.

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 466.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards





