



12 Gormans Hill Road, GORMANS HILL, NSW 2795

Home of Elegance and Charm

Built in 1910 and set on an impressive 2,456sqm, this beautifully preserved period residence combines timeless character with modern comforts-just five minutes from Bathurst CBD.

Step inside to soaring 14-foot ceilings, grand arched hallways, and stunning leadlight windows that fill the home with natural light. Four generously sized bedrooms provide ample space for families or guests, with the master showcasing a striking bay window and intricate leadlight detail. Adding to the appeal, three bedrooms feature original fireplaces-an elegant nod to the home's rich history.

The lounge room exudes warmth and refinement, with ornate ceilings and an open fireplace. A seamless extension blends old and new, where travertine floors connect the dining and kitchen zones to an alfresco patio-perfect for entertaining.

The kitchen is designed for both function and flair, equipped with a 900mm Westinghouse oven, gas cooktop, and Fisher & Paykel double-drawer dishwasher. The adjoining dining area is bathed in natural light and warmed by a stylish thermostatic gas heater, creating a welcoming space for family and friends. A dedicated office with its own fireplace offers a quiet retreat.

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: Auction

INTERNET ID: L35170005

AUCTION DETAILS

10:30am, Friday November 21st, 2025

CONTACT DETAILS

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

Peta Cutler
0401860497

The bathroom renovation is timeless and tranquil, with white tiling, travertine finishes, and a freestanding bath. A second shower is located in the well-appointed laundry, alongside another fireplace for added comfort.

Outside, the expansive backyard presents endless possibilities, complemented by a freestanding single-car garage and a storage shed. Additional modern touches include ceiling fans in all bedrooms and double-glazed windows in the extension.

Blending heritage and elegance with thoughtful modern updates, this Gormans Hill residence offers a truly rare lifestyle opportunity. Conveniently positioned just moments from local amenities, this property offers excellent proximity to everyday essentials. MacKillop College is only 350 metres away, while the Bathurst CBD and Post Office are approximately 2* kilometres from home, placing shops, caf  s, and services within easy reach. Bathurst Base Hospital is around 2.7* kilometres away, and Charles Sturt University is just a 10-minute drive, making this location ideal.

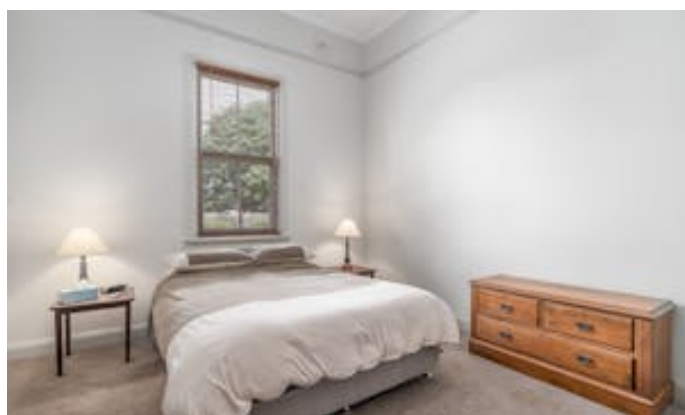
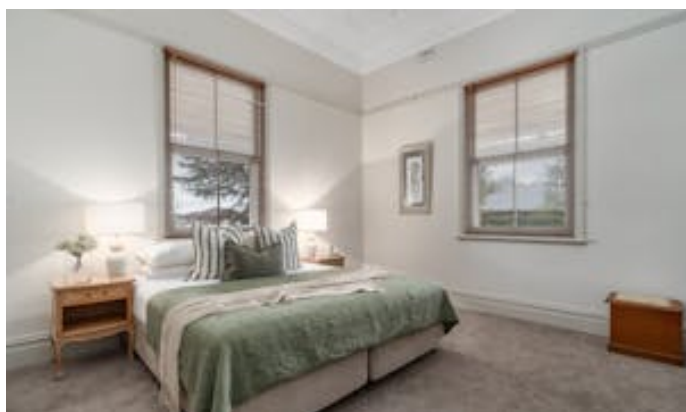
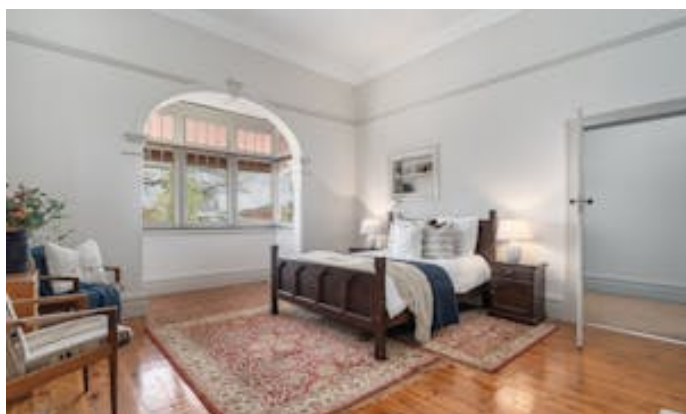
Contact Peta Cutler on 0401 860 497 or the Elders Emms Mooney team on 02 6331 0744 for more information.

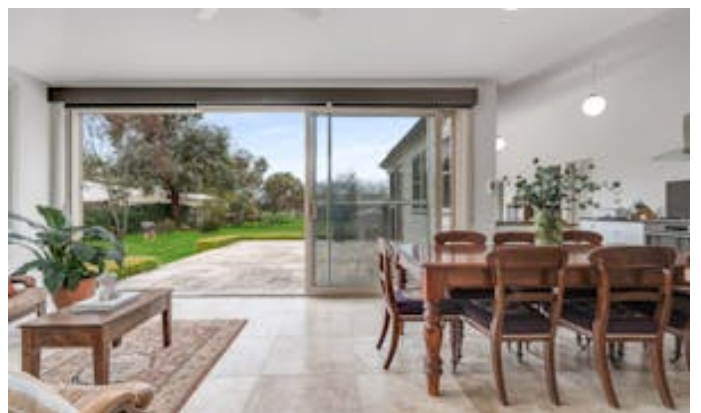
Council Rates - \$3,200.40

Land Size - 2,428 m  

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.

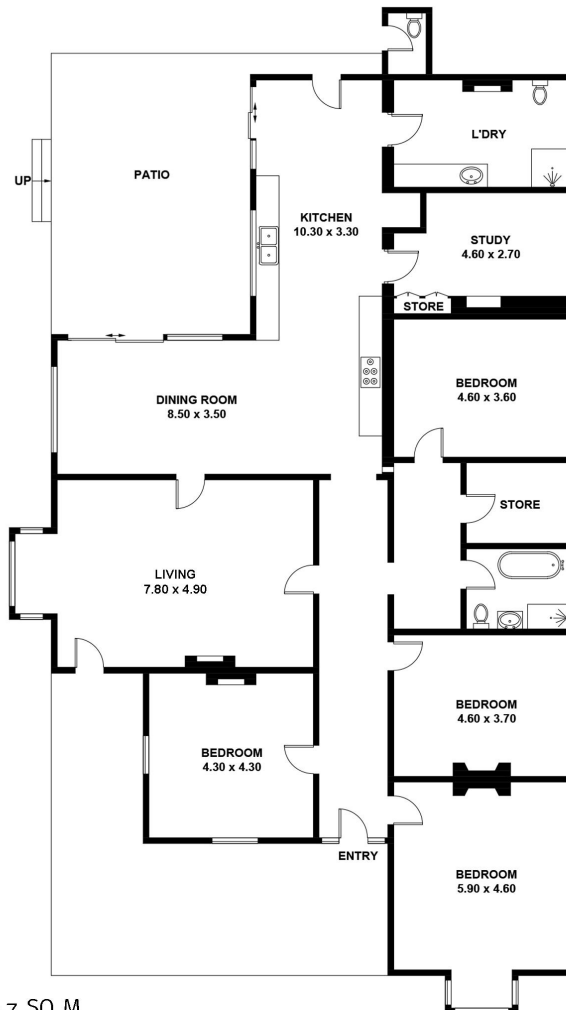
- Land Area 2,456.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Floorboards











12 GORMANS HILL ROAD, GORMANS HILL
APPROXIMATE GROSS INTERNAL AREA = 240.7 SQ M

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.



Emms Mooney